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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Warren Road
Saltfleet
LN11 7RU**

**Offers in the Region Of
£265,000**

Early viewing is highly advised on this lovely and well presented two/three bedroom detached dormer bungalow found upon the edge of this popular and sought after village. Offering the benefits of oil fired central heating and fitted with uPVC double glazing throughout, this lovely home briefly comprises entrance porch, spacious open plan living/dining area, kitchen, conservatory, shower room/utility, two potential bedrooms to the ground floor and then the main bedroom with ensuite to the first. Screened from the main road via an established hedge and gated driveway, the property provides ample off road parking and benefits from a good sized detached garage. Established gardens wrapping around the property with garden wildlife pond to one side and patio area to the rear. Enjoying a great degree of privacy and also a sunny aspect along with fields behind.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Porch

Composite entry door to the front aspect and two uPVC double glazed windows to the side.

Living / Dining Room

20' 3" x 23' 6" (6.184m x 7.154m) maximums

This spacious reception room offers more than enough space to comfortably accommodate both living and dining areas and opens to the kitchen also creating a lovely space to entertain from home. uPVC double glazed window to the front and one to the rear which looks into the conservatory. Balustrade and spindle staircase rising to the first floor main bedroom. Three central heating radiators.

Kitchen/Breakfast Room

12' 0" x 8' 1" (3.648m x 2.474m)

Conservatory

12' 7" x 8' 7" (3.839m x 2.615m)

Sitting or Third Bedroom

12' 0" x 8' 1" (3.654m x 2.465m)

A versatile room which offers uPVC double glazed French doors with adjoining windows looking and leading into the conservatory. Central heating radiator.

Shower/Utility Room

10' 9" x 6' 4" (3.286m x 1.927m)

uPVC double glazed window to the side elevation. Plumbing for a washing machine. Floor standing boiler. Equipped with a wash basin, close coupled w.c and a corner shower cubicle.

Bedroom Two

9' 1" x 12' 9" (2.781m x 3.876m)

uPVC double glazed window to the front elevation. Central heating radiator.

First Floor Main Bedroom

11' 7" x 22' 10" (3.538m x 6.951m) max

A spacious main bedroom with uPVC double glazed window to the rear with views over the adjoining fields. Central heating radiator. Further double glazed window to the side elevation. Storage to the eaves.

Ensuite Bathroom

9' 1" x 7' 1" (2.768m x 2.165m)

Equipped with a vanity wash hand basin, close coupled w.c and a panelled bath with shower over. Central heating radiator. Fitted extractor. Window to the side aspect.

Outside

Set within this established plot screened from the main road via an established hedge with gated driveway. The gravelled driveway creates ample off road parking for several vehicles and leads to the good sized detached garage; with the driveway also providing enough space to accommodate a caravan or similar. To the left hand side of the property there is a garden wildlife pond creating a lovely focal point. To the rear, a courtyard styled garden providing a lovely area to sit and relax with fields behind. Gated access takes to the right hand side where you find the oil tank and storage area for garden items such as bins etc.



Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.



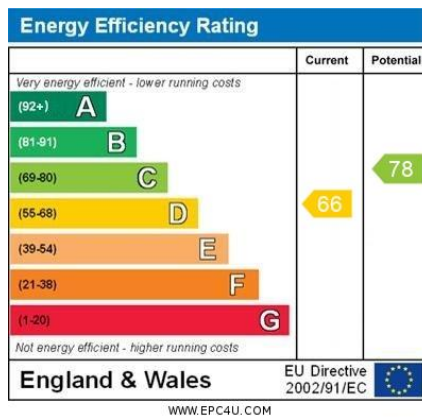
GROUND FLOOR
87.4 sq.m. (940 sq.ft.) approx.

1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 135.7 sq.m. (1461 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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