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



High Street

**Grainthorpe
LN11 7JA**

**Offers in the Region
Of £185,000**

This superb semi detached bungalow enjoys an elevated and private plot within the popular semi rural village of Grainthorpe. The present owners have upgraded the property throughout over recent years, to include newly fitted kitchen, modern shower room and redecoration works throughout. The property also benefits from full uPVC double glazing and oil fired central heating system. The low maintenance living accommodation makes it an ideal property for first time buyers or retirement and is comprised of: Entrance hallway, lounge dining room, fitted kitchen, shower room and two double bedrooms. Outside, the property is approached by a large lawn garden to the front and a private lawned garden to the rear, with detached garage and long driveway providing ample off road parking.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

uPVC door with uPVC side window, leads into hallway with fitted units incorporating plumbing for washing machine and drier. Radiator

Lounge dining room

uPVC window to front, radiator, fireplace

Kitchen

8' 0" x 9' 10" (2.45m x 2.987m)

uPVC rear door leading to outside, uPVC window to rear, range of modern fitted units incorporating stainless steel sink unit with draining board and mixer tap, integral oven, hob and extractor, integral dishwasher and fridge and freezer

Bedroom 1

10' 11" x 9' 6" (3.327m x 2.892m)

uPVC window to rear, radiator

Bedroom 2

8' 0" x 9' 9" (2.44m x 2.982m)

uPVC window to front, radiator

Shower room

6' 8" x 5' 7" (2.030m x 1.69m)

uPVC window to side, walk in shower cubicle, pedestal wash basin and close coupled w/c

Outside

The property is approached by an elevated driveway and lawned garden, leading to a detached garage and private lawned garden to the rear, enclosed by wood panel fencing to all sides.

Garage

18' 1" x 8' 10" (5.5m x 2.7m)

Up and over door, light and power

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.

Council Tax Information

Band B: 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

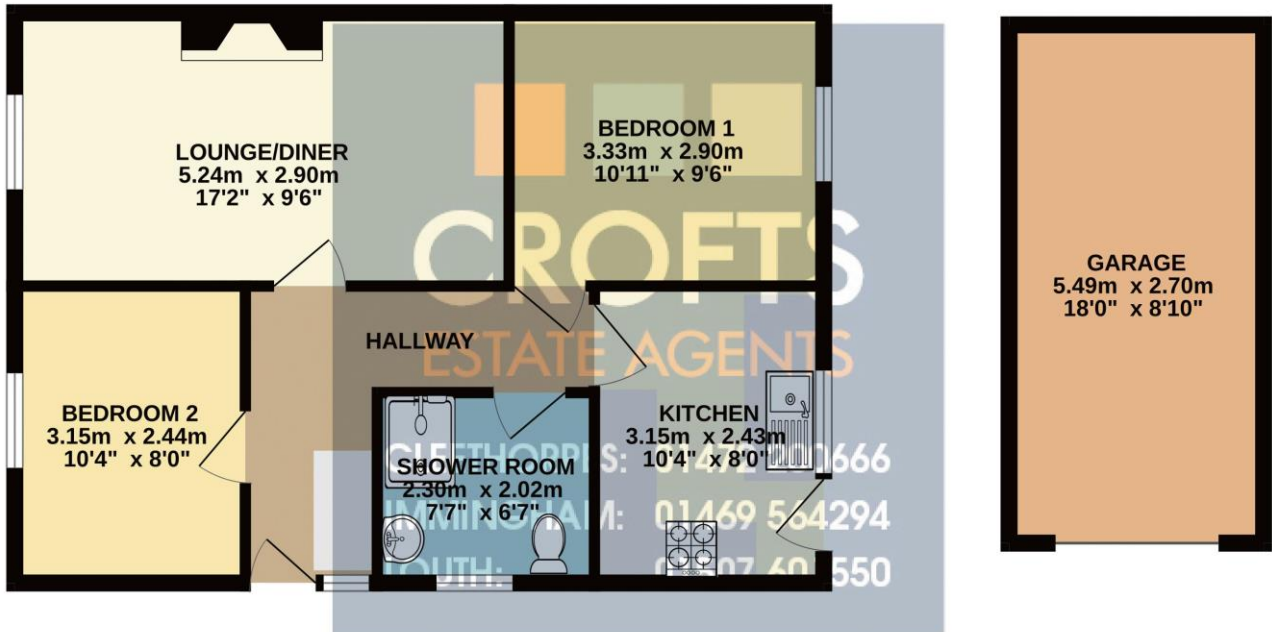
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR

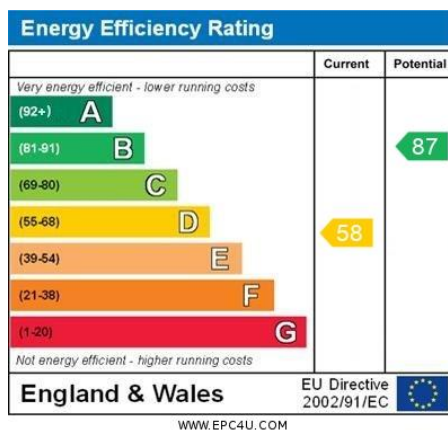
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (710 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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