



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



28 Cherry Way
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£319,000

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Property Description

This modern detached home was completed in June 2023 and is finished to an exceptional standard throughout, having £17,000 worth of upgrades to a standard new build specification. The remainder of the new home warranty (8 years) provides peace of mind for prospective buyers and the present owners also conducted their own professional snagging survey. Spanning an impressive 1,270 square feet, the heart of the home is a bright and inviting lounge, with open aspect to the front. To the back of the property, the south facing private rear garden is ideal for families and entertaining, being enclosed by wood panel fencing with patio, lawned area and a side garage door for ease of access. Coming equipped with a E.V charger, driveway for two vehicles and a large garage, the property offers generous living accommodation throughout, comprising of entrance hallway, cloakroom, stylish and cosy lounge, open plan fitted kitchen / diner with integral appliances and granite work tops, utility room, landing with built in linen cupboard, four generous bedrooms with the principle bedroom having a stunning en suite shower room, and a modern family bathroom suite, with shower over bath.

Entrance Hall

16' 9" x 3' 7" (5.101m x 1.081m)

Door to front opens into hallway, stairs to first floor landing, radiator. Door to side opens into cloakroom

Cloakroom

5' 9" x 3' 2" (1.760m x 0.960m)

uPVC window to front, close coupled w/c, pedestal wash basin, radiator

Lounge

18' 6" x 11' 8" (5.65m x 3.558m)

uPVC window to front, radiator

Kitchen dining room

19' 5" x 13' 6" (5.922m x 4.122m)

Superb open plan fitted kitchen dining room. uPVC french doors leading to outside. uPVC window to rear. Door to side leads to utility room. Range of high quality fitted base and wall units incorporating integral appliances including fridge freezer, double oven, 5 ring gas hob, extractor, dishwasher, sink bowl unit with mixer tap and solid granite work tops, under unit lights, Radiator

Utility room

6' 0" x 6' 5" (1.835m x 1.95m)

uPVC door to side, fitted units, plumbing for washing machine.

First floor landing

uPVC window to side, built in double cupboard.

Bedroom

1

12' 0" x 10' 2" (3.659m x 3.11m)

Two uPVC windows to front, radiator , door to side opens into en suite

En suite shower

7' 5" x 6' 9" (2.257m x 2.053m)

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

Bedroom 2

9' 10" x 10' 9" (2.995m x 3.276m)

uPVC window to rear, radiator

Bedroom 3

9' 10" x 8' 5" (2.995m x 2.56m)

uPVC window to rear, radiator

Bedroom 4

8' 11" x 8' 11" (2.720m x 2.720m)

uPVC window to front, radiator

Bathroom

6' 9" x 6' 9" (2.060m x 2.060m)

Opaque uPVC to side, pedestal wash basin, close coupled w/c , panelled bath with shower over, heated towel rail , tiled flooring

Garage

20' 2" x 10' 0" (6.156m x 3.048m)

Up and over door, light and power, personnel access door to side from the rear garden.

Outside

The property is approached by a long driveway leading to the garage, with E.V charging point. The south facing private rear garden is ideal for families and entertaining, being enclosed by wood panel fencing with patio and lawned area. To the front the property faces large water feature which attracts local wildlife.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

Band D: 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

Tenure

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

Services

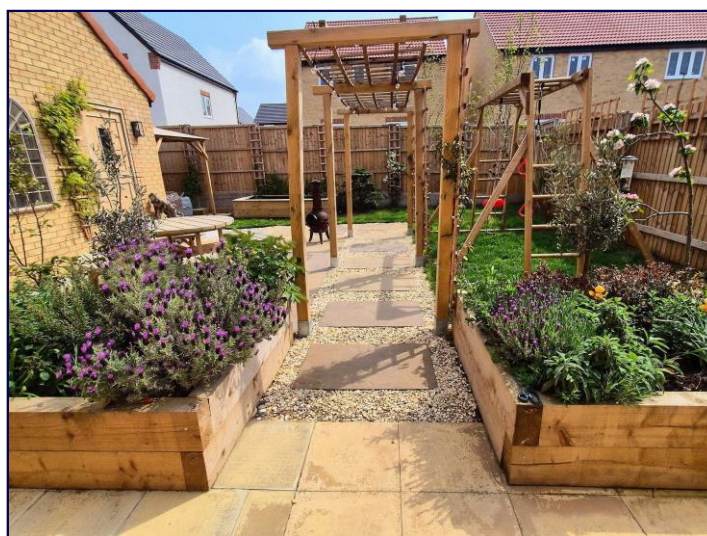


photographic inventories and regular property inspections to name just a few of our services.

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.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
78.7 sq.m. (848 sq.ft.) approx.

1ST FLOOR
59.6 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 138.4 sq.m. (1489 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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