



# CROFTS ESTATE AGENTS

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



## Trevor Close

Laceby  
DN37 7DH

£215,000

Tucked away on a quiet secluded Cul-de-sac only a short walk from the centre of the popular commuter village of Laceby is this very smartly presented three bedroom detached bungalow. Deceptively large inside the property is situated on a good sized splayed plot that widens as it goes back to create a large back garden that also houses a detached garage. Inside the property briefly offers, L shaped entrance hall, large lounge with bay window, good sized kitchen, conservatory extension, three bedrooms of which two are doubles and spacious family bathroom with shower over P shaped bath. The property makes the perfect retirement or down sizing property with life all on one level and only 9 neighbours on the street!

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#### Entrance hall

There is an L shaped entrance hall entered via a frosted uPVC front door with two accompanying frosted windows which has neutral decor to coving and carpet, pendant light and loft access.

#### Lounge

12' 4" x 15' 9" (3.77m x 4.79m)

A spacious lounge has large walk in uPVC bay window plus second uPVC window to the side, pink carpet, cream decor with feature wall to coving, feature wooden fireplace with marble inset and hearth and gas fire, pendant light and radiator.

#### Kitchen

15' 9" x 8' 9" (4.81m x 2.66m)

A good sized kitchen has cream wall and base units to three sides of the room with wood effect worktops and 1.5 sink drainer over. The room has appliances fitted including electric hob with extractor over, eyeline double oven grill, space for washing machine and dryer, tall fridge freezer and microwave. There are pastel colour splash back tiles, tile effect vinyl floor, blue decor, four way light, radiator, two uPVC windows and frosted door through to the conservatory.

#### Conservatory

6' 11" x 11' 7" (2.10m x 3.52m)

The extended conservatory comes off the kitchen with a step down and has a brick base with uPVC windows roof and door to the

garden. The room has radiator and wall light with painted cream walls and blinds to the ceiling.

#### Bedroom One

9' 11" x 13' 11" (3.01m x 4.23m)

The largest bedroom to the rear of the property has uPVC window, cream carpet and decor, radiator, pendant light and built in storage cupboard.

#### Bedroom Two

10' 5" x 9' 11" (3.18m x 3.02m)

A second double room has uPVC window to the side, peach and cream decor, green carpet, radiator and pendant light.

#### Bedroom Three

6' 5" x 10' 0" (1.96m x 3.04m)

The third bedroom has uPVC window to the side, white decor, cream carpet, radiator and pendant light.

#### Family bathroom

6' 11" x 8' 8" (2.10m x 2.63m)

A large family bathroom has matching white three piece suite of WC, P shaped bath with shower over and curved glass screen and vanity sink. The room has green tile effect vinyl, pale green splash back tiling and decor, radiator, coving, ceiling light and frosted uPVC window to the side.

### Rear garden

A splayed plot means the back garden is generously proportioned and is divided up into interesting areas and seating positions to enjoy it from. There are different types of gravel and slab paving defining areas with a raised patio area to one corner with a wooden love seat. To the side of the house there is concrete path to the front with concrete drive leading from the front to the garage plus gravel garden area and fence to the side.

### Front garden and driveway

The front has block paved driveway from the iron gated entrance to the front door with paths to the side and front door. The garden is laid to gravel with mature bushes to the side and front. The garden has fence and hedge to the sides respectively with low wall and railings plus iron gates to the front.

### Detached garage

The detached single garage has traditional opening timber doors to the front, sectional walled structure and corrugated roof with windows to the side and back and timber door to the side.

### 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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

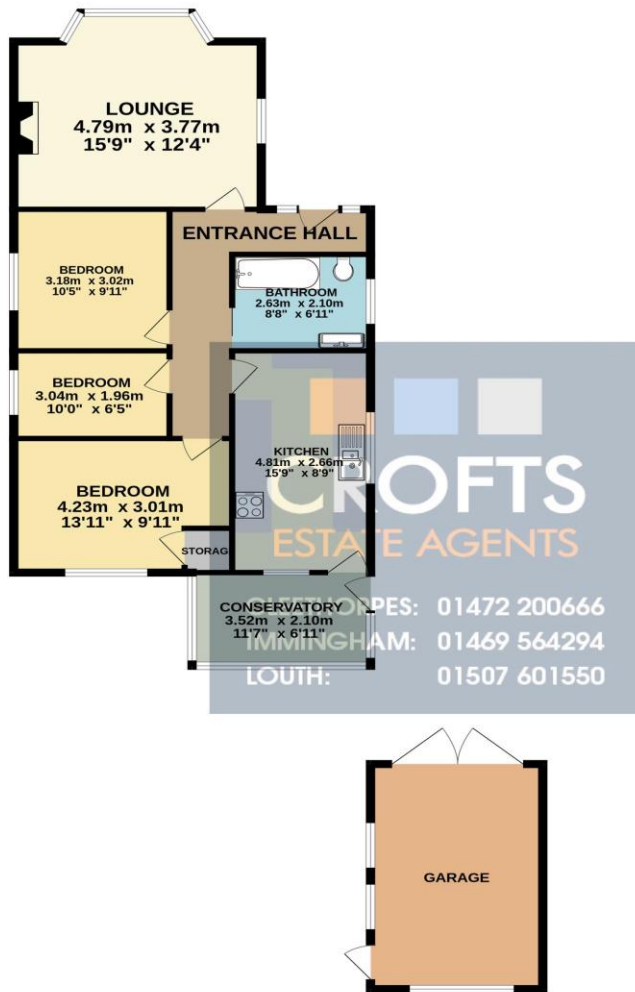
### Mortgage and Financial Advice

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

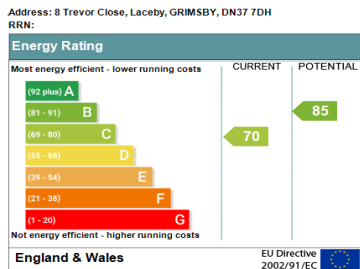
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
99.4 sq.m. (1070 sq.ft.) approx.



TOTAL FLOOR AREA : 99.4 sq.m. (1070 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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