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



14 Willow Close
Laceby
DN37 7SW

Offers in the Region Of
£285,000

Crofts Estate Agents are pleased to bring to the market this well presented substantial four/five bedroom detached house set at the back on an established estate in the popular commuter village of Laceby. Offering the possibility of five bedrooms with a ground floor bedrooms and rear extension this property offers flexible accommodation over two floors. Inside the property briefly comprises, entrance hall, cloakroom, dining room/bed 5, lounge, sun room and kitchen diner with stairs and landing to first floor, four bedrooms, family bathroom and master en suite shower room. Outside the property offers off road parking to the front with access to the integral garage with large south west private gardens to the rear.

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Entrance Hall

With composite grey frosted front door, uPVC window to the side, wood laminate flooring, grey decor to coving, two ceiling lights, radiator and storage cupboard.

Cloakroom

5' 0" x 2' 4" (1.52m x 0.71m)

A useful ground floor toilet has white WC and matching sink, white splash back tiles, green decor with feature wallpaper, wood laminate flooring, extractor, ceiling light, coving and radiator.

Dining room / Bedroom Five

10' 0" x 8' 0" (3.05m x 2.45m)

The dining room to the front of the property could be used for many things including an extra ground floor bedroom or a snug / toy room. The room has grey decor with feature wall, cream carpet, uPVC window to the front with blind, radiator, coving, glazed French doors to the lounge and pendant light.

Lounge

15' 1" x 10' 7" (4.60m x 3.23m)

The lounge is a really good size with French doors from the dining room and uPVC French doors and windows to the sun room. The room has biscuit colour carpet, cream decor to coving, impressive, fireplace with metal inset and tiled hearth with gas fire. The room has coving and pendant light

Sun room

11' 1" x 10' 10" (3.38m x 3.29m)

The sun room extension has brick base with uPVC windows and French doors and solid uPVC roof. The room has cream decor, wood laminate flooring, blinds and light.

Kitchen breakfast

10' 3" x 11' 6" (3.13m x 3.50m)

The kitchen has a range of light green wall and base units to two sides with wood effect work tops and one and a half sink drainer over, there is an integral gas hob with extractor over, oven grill with space for a tall fridge freezer and washing machine. The room has white splash back tiling with grey decor to coving over, uPVC frosted door to side, uPVC window to the rear, wood laminate flooring, second uPVC window to the side, radiator, 12 down lights and space for dining table and chairs.

Stairs and landing

The stairs climb and turn 180 degrees past both areas have grey decor to coving, pale brown carpet with ceiling light, airing cupboard and loft access on the landing area.

Bedroom One

11' 10" x 11' 6" (3.60m x 3.51m)

With grey carpet and light green decor with feature wall, uPVC window to the rear, built in wardrobes, radiator, coving and pendant light.

En suite

4' 3" x 7' 0" (1.30m x 2.14m)

The en suite has shower with grey tiled splash backs, white WC and sink with white tiled splash backs, blue decor to coving, cloudy cream vinyl floor, frosted uPVC window and blind, radiator and ceiling light.

Bedroom Two

10' 0" x 9' 3" (3.05m x 2.83m)

With green decor and feature wall to coving, biscuit colour carpet, two uPVC windows with blinds, radiator, pendant light and built in wardrobes.

Bedroom Three

10' 4" x 8' 1" (3.16m x 2.47m)

A third double bedroom has uPVC window to the rear, grey carpet, light grey decor, pendant, coving and radiator.

Bedroom Four

6' 4" x 7' 7" (1.92m x 2.31m)

A single bedroom to the front of the property has yellow decor with feature wall, uPVC window to the front with blind, light brown carpet, pendant light and radiator.

Family bathroom

8' 5" x 5' 3" (2.57m x 1.60m)

The bathroom has white three piece bathroom suite with white tiled splash backs, frosted uPVC to the front with blind, greeny blue decor, biscuit colour carpet, ceiling light radiator and coving.

Integral garage

16' 6" x 7' 10" (5.02m x 2.40m)

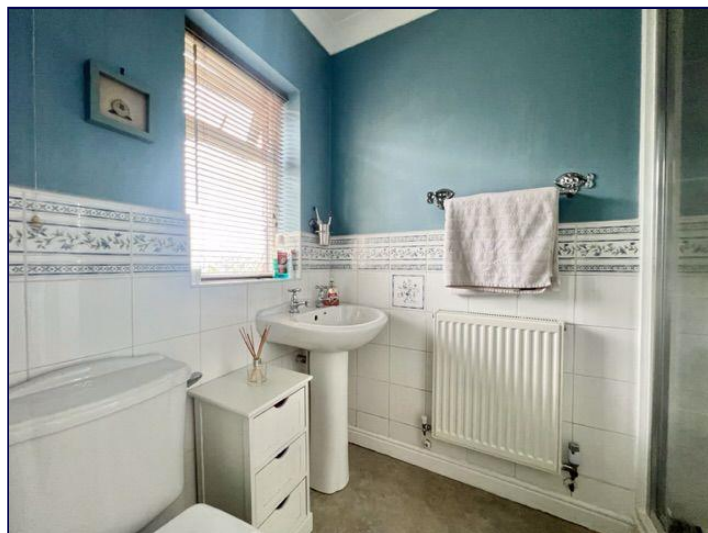
The garage has up and over metal door with internal door to house. The garage has power and light.

Front garden and parking

A low maintenance front has two tarmac car parking spaces with law to side and gravel bed. A slab path leads to the side timber gate and on to the rear.

Rear garden

A large south west facing rear garden has timber fencing to both sides with low fence to the bottom of the garden. There is a concrete hardstanding for patio furniture with slab path to the side and to the timber gate to the front.



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 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





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
63.9 sq.m. (688 sq.ft.) approx.

1ST FLOOR
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA: 111.2 sq.m. (1197 sq.ft.) approx.

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