



CROFTS ESTATE AGENTS

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



The Maples

Humberston
DN36 4BT

Offers in the Region Of
£550,000

We are delighted to be able to offer this rare opportunity to purchase this spacious FOUR bedroom detached bungalow located on this excellent sized plot set within this modern development. Only by viewing can you truly do this property justice to appreciate the quality, design and the space that the property and that of its gardens have to offer. Offering double glazing and central heating this superb property briefly comprises entrance hallway, spacious living room with feature log burner and bifold French doors, lovely sized modern dining / living kitchen again with bi folding doors, utility, family bathroom and four bedrooms with the principle bedroom having ensuite and finally a modern bathroom. Large garage with room over ideal for a variety of uses. Lovely rear garden enjoying a sunny aspect and a great degree of privacy creating an ideal space for outdoor entertaining.

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Entrance Hallway

Neutrally decorated and having entry door to the front elevation. Central heating radiator. Down lighting and loft access to the ceiling.

Living Room

22' 6" x 17' 0" (6.868m x 5.173m)

With double glazed window to the front elevation and bi folding French doors to the rear, this a lovely space with the focal pointed by the log burner. Two central heating radiators.

Kitchen/Dining/Living

22' 6" x 14' 8" (6.865m x 4.477m)

Yet another spacious room offering ample space to accommodate the kitchen and then dining and living space. Double glazed window to the front elevation and bi folding doors to the rear. The kitchen itself offers an excellent array of fitted wall and base units with granite work surfacing over and having central island with breakfast bar. Integrated dishwasher, fridge, freezer and wine fridge. Eye level double oven and a five ring gas hob with chimney extractor over. Central heating radiator.

Utility

10' 0" x 5' 10" (3.047m x 1.774m)

Offering rear entry door and having work surfacing with base units and larder unit containing the Ideal gas boiler. Central heating

radiator. Space and plumbing for a washing machine and tumble dryer.

Family Bathroom

7' 11" x 7' 5" (2.419m x 2.257m)

A nice modern bathroom with velux window and being fitted with a panelled bath with screen and shower over and a fitted unit with wash basin and w.c. Splashback tiling. Down lighting to the ceiling.

Bedroom One

10' 1" x 12' 4" into wardrobe (3.062m x 3.765m)

A pleasant bedroom with built in wardrobe and having a double glazed window to the rear elevation. Central heating radiator. Door to the ensuite.

Ensuite to Bedroom One

10' 0" x 6' 8" (3.045m x 2.040m) maximums

With shower area with glass screen and built in w.c and washbasin into a modern bathroom unit. Fitted extractor and down lighting. Chrome effect gas central heating radiator.

Bedroom Two

12' 0" x 12' 0" (3.656m x 3.658m)

Offering double glazed window to the front elevation. Built in wardrobe. Central heating radiator.

Bedroom Three

10' 1" x 12' 0" (3.062m x 3.667m)

With double glazed window and having a central heating radiator.

Bedroom Four

8' 0" x 8' 1" (2.426m x 2.458m)

Double glazed window to the front elevation. Central heating radiator.

Garage

18' 4" x 16' 0" (5.582m x 4.883m)

With electric door to the front elevation and having a side door leading from the lobby to the first floor. Internal light and power points.

Room over Garage

17' 1" x 19' 4" (5.200m x 5.881m) limited head height to the front

A staircase leads from a small lobby with stairs to the first floor and door into the garage. This versatile space offering a multitude of uses and offering a double glazed window to the rear aspect. Two wall mounted electric heaters.

Outside

One of the key selling features to this lovely home has to be that of its rear garden with a large expanse of lawn, established trees and a great patio area to the rear of the property with pergola over. Enjoying the majority of the days sun and a great degree of privacy with raised beds to its perimeter the garden is ideal for those whom like to entertain from home.

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 F: 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.

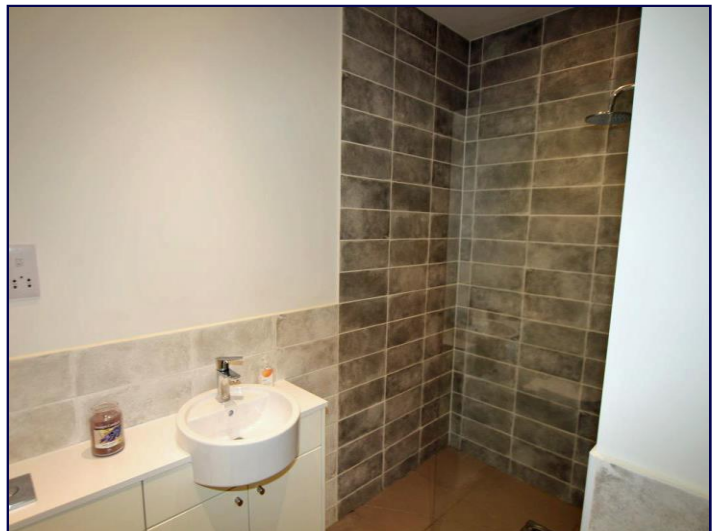
Property Management

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
137.9 sq.m. (1484 sq.ft.) approx.



TOTAL FLOOR AREA : 137.9 sq.m. (1484 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-measurement. 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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