



CROFTS ESTATE AGENTS

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



Barton Street

Laceby
DN37 7LD

Offers in the Region Of
£495,000

Crofts estate agents are delighted to be able to offer to the market this extended and recently modernised executive detached four/five bedroom family home set within this semi-rural location which enjoys wide sweeping views to the front. Only by stepping into this property will you get a full understanding just how much living space is on offer, along with the four DOUBLE bedrooms to the first floor. This lovely home briefly comprises entrance hallway, sitting room or possible ground floor fifth bedroom, shower room, dining or sitting room, spacious living room, kitchen, conservatory, utility and then a superb and spacious games room. To the first floor there you find the light and airy landing, four double bedrooms and a modern bathroom. Established gardens wrap around the property along with a patio area ideal for alfresco dining. Ample parking. Oil fired central heating and uPVC double glazing.

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Entrance Hallway

With tiled flooring and having uPVC double glazed entrance door to the front elevation. Central heating radiator. Staircase to the first floor with useful understairs storage.

Sitting or Ground Floor Bedroom 3.954

13' 0" x 13' 11" (3.954m x 4.232m)

uPVC double glazed window to the front elevation. Central heating radiator. Door leading through to the shower room making this a versatile space for possibly someone with an elderly relative or disability to create a ground floor bedroom.

Shower Room

5' 6" x 9' 10" (1.673m x 2.990m)

uPVC double glazed window to the side elevation. Equipped with shower cubicle, vanity wash hand basin and close coupled w.c. Chrome effect towel radiator. Down lighting.

Sitting or dining room

13' 0" x 13' 0" (3.972m x 3.956m)

uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Central heating radiator.

Living room

30' 0" x 16' 8" (9.137m x 5.074m)

A spacious living area which is thirty foot in length. Offering uPVC double glazed bow window to the front elevation and a uPVC

double glazed French door and window to the rear. Further light is supplied by the double glazed side window. With beam ceiling the room has three central heating radiators. Log burner set into a stone surround.

Kitchen

9' 7" x 22' 4" (2.928m x 6.799m)

The kitchen has a double glazed window to the rear elevation and is fitted with a good complement of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Tiled flooring. Space to accommodate a range styled oven. Central heating radiator. Four Velux windows add further natural light to the kitchen.

Sun Room

12' 1" x 10' 8" (3.681m x 3.263m)

uPVC double glazed windows set upon a low level wall. uPVC double glazed French doors to the side elevation.

Utility

10' 2" x 7' 9" (3.111m x 2.374m)

uPVC double glazed entry door to the rear elevation. Equipped with a range of units with complementary work surfacing with inset Belfast sink. Plumbing for a washing machine and dishwasher. Tiling to the wall and floor surfaces.

Games Room

32' 11" x 19' 5" (10.035m x 5.916m)

One of the selling features to this property has to be this spacious games room ideal for home entertaining. Offering ample natural light via the numerous double glazed windows and the six Velux windows along with French doors to the rear opening out to the patio area. Two air con/heater units (not tested).

First Floor Landing

Two uPVC double glazed windows to the rear elevation. Loft access. Central heating radiator.

Bedroom One

14' 9" x 17' 2" into wardrobe (4.490m x 5.222m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobe.

Bedroom Two

13' 1" x 12' 10" (3.983m x 3.914m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobe.

Bedroom Three

11' 4" x 17' 2" (3.455m x 5.221m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted storage/display unit. Opening to a walk in wardrobe.

Bedroom Four

13' 0" max x 17' 5" (3.973m x 5.302m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling and dado rail to the walls.

Shower Room

7' 10" x 10' 11" (2.399m x 3.340m)

uPVC double glazed window to the side elevation. Fitted with a vanity wash hand basin, close coupled w.c, bidet and a shower cubicle. Partial tiling along with Aquaboarding to the walls. Coving to the ceiling. Chrome towel radiator.

Outside

Set upon this lovely sized plot with superb open views to the front looking across the countryside. The gardens wrap around this property with the majority being lawned and being complemented with a range of shrubs, plants, trees (including fruit trees). Large patio area to the rear with paving and gravelled areas ideal for

outdoor entertaining. Ample off road parking and space to accommodate a caravan or motorhome.

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

Mortgage and Financial Advice

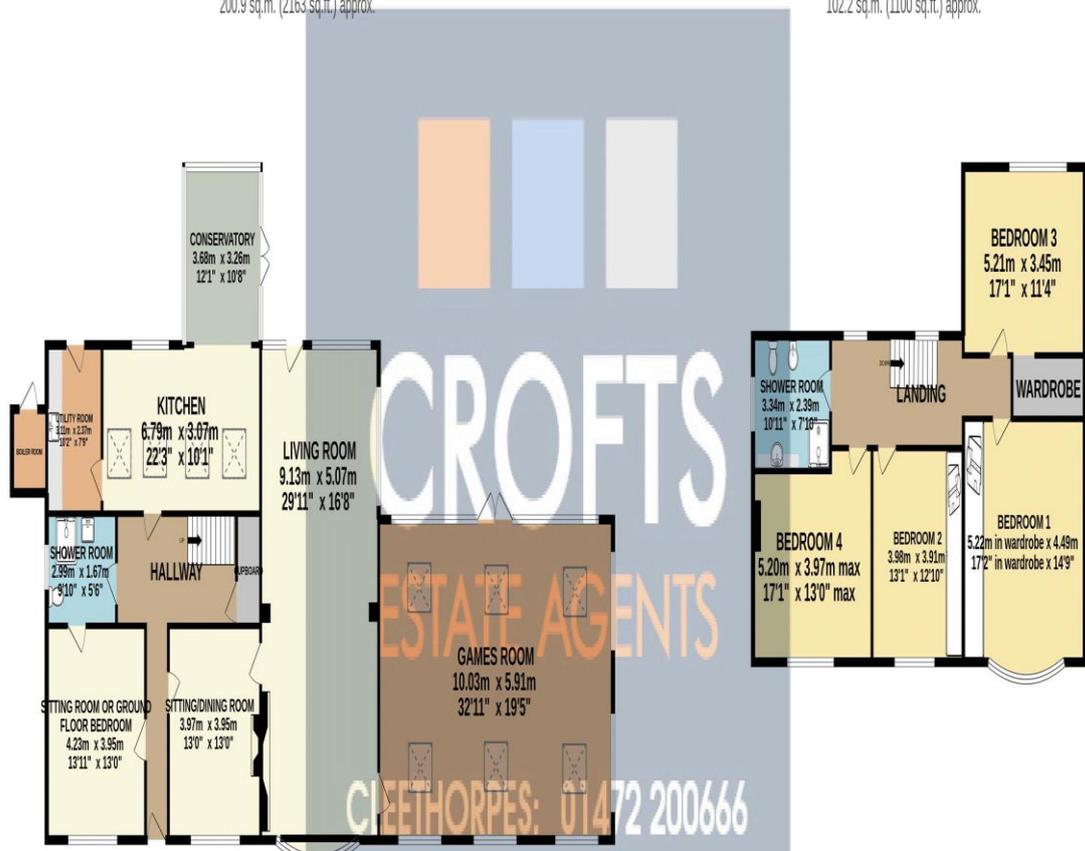
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
200.9 sq.m. (2163 sq.ft.) approx.

1ST FLOOR
102.2 sq.m. (1100 sq.ft.) approx.



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TOTAL FLOOR AREA: 303.1 sq.m. (3263 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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