



# CROFTS ESTATE AGENTS

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



## Old Chapel Lane

Grimsby  
DN37 7BP

Offers in the Region Of  
£120,000

Crofts estate agents are delighted to offer for sale **WITH NO FORWARD CHAIN** this two/three bedroom end of terrace property located within the village of Laceby. Ideal for a first time buyer or buy to let investor, this property comes with viewing highly advised. Nearby there a wide variety of local amenities and schools The property briefly comprises the lounge, dining room, kitchen and bathroom all to the ground floor. To the first floor are two double bedrooms and a room off the main bedroom ideal for a third bedroom, nursery, home office or dressing room. Externally there are gardens to the front and rear elevations. uPVC double glazing and gas central heating.

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### Kitchen

12' 0" x 7' 3" (3.67m x 2.21m)

The kitchen has two windows and a door to the side elevation, a tiled floor and a range of fitted units with a Belfast sink. Plumbed in washing machine, a range cooker with a double oven. Also a built in fridge, integrated dishwasher and freezer in the pantry.

### Dining Room

10' 7" x 12' 6" (3.23m x 3.82m)

The dining room has a window to the rear elevation, central heating radiator, a feature fire place and access to the under stairs cupboard.

### Lobby

Staircase leading to the first floor.

### Lounge

9' 2" x 12' 6" (2.79m x 3.81m)

The lounge has a window to the front elevation, a radiator and a wooden floor.

### Bathroom

5' 9" x 6' 1" (1.76m x 1.85m)

The bathroom has an opaque window to the side elevation, a radiator, vinyl flooring complete with a walk in shower.

### W.C

2' 5" x 6' 1" (0.73m x 1.86m)

The cloakroom has an opaque window to the side elevation, a heated towel rail, vinyl flooring and a WC.

### First Floor Landing

Access to the two double bedrooms.

### Bedroom One

10' 6" x 12' 6" (3.21m x 3.82m)

Bedroom one has a window to the rear elevation, a radiator and painted wooden flooring. Door through to the dressing room or possible third bedroom.

### Dressing Room or Third Bedroom

12' 2" x 7' 4" (3.7m x 2.23m)

With a window to the rear elevation, a radiator, a carpeted floor and a built in cupboard, this room could be anything from a nursery to a home office or possible third bedroom.

### Bedroom Two

9' 3" x 12' 6" (2.82m x 3.82m)

Bedroom two has a window to the front elevation, a radiator, carpeted floor and a built in cupboard.

### Outside

A gate opens to reveal steps upto the small front garden before a path to the side leads down to the rear garden which reveals a lawn, patio area and established shrubs with perimeter fencing.

### 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 A: 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

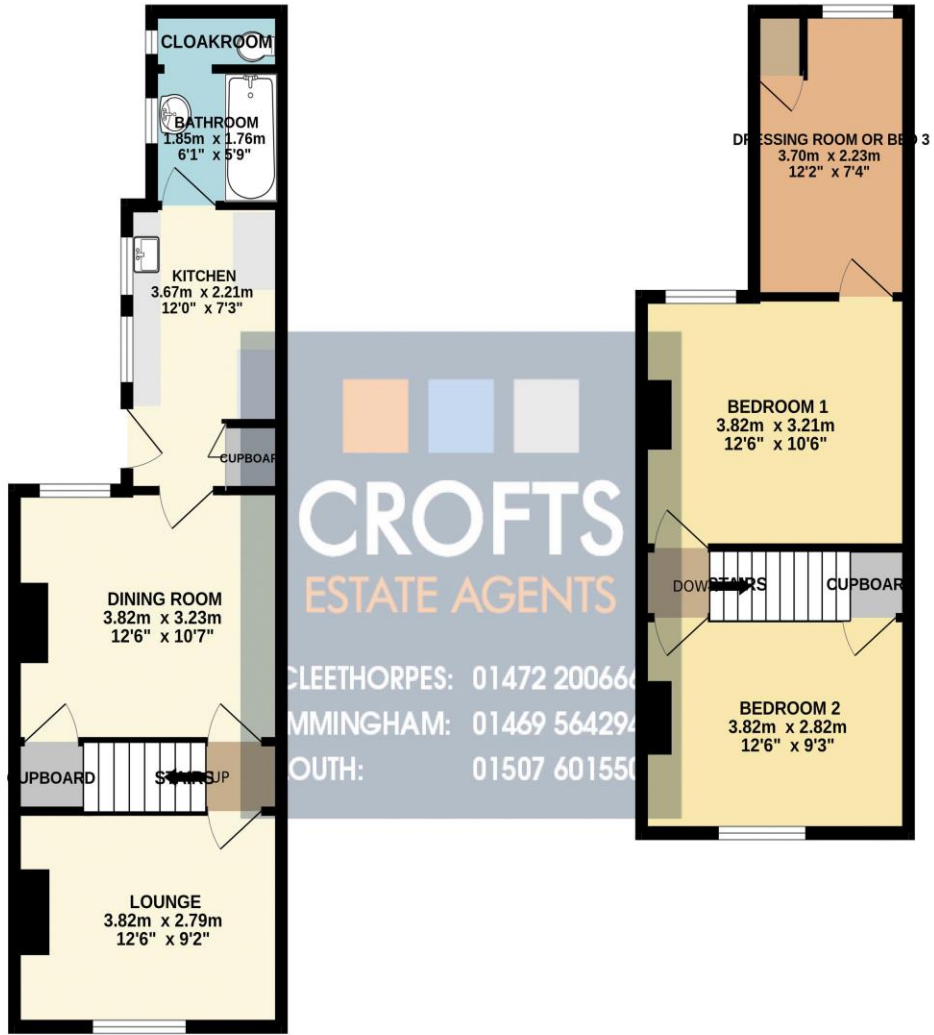
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
38.0 sq.m. (409 sq.ft.) approx.

1ST FLOOR  
33.7 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA: 71.7 sq.m. (772 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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