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



Ings Lane

North Cotes
DN36 5UX

£235,000

This is a lovely and beautifully presented three bedroom semi detached property which has been superbly cared for and is located within this ever popular and desirable village. The property creates an ideal purchase for a variety of buyers and over the past years has seen a number of sympathetic projects of improvement and updating and now comprises entrance Lobby, attractive lounge/dining room with imposing stone fireplace, beamed ceiling etc, kitchen with shaker style woodgrain units, built-in appliances and adjoining raised dining/sitting area, lovely bathroom and three great bedrooms including the large main bedroom with en-suite facility. The property benefits from oil fired central heating, golden oak uPVC double glazing and a security alarm. Established gardens with ample off road parking and with an attractive rear garden with summer house and enjoying views over the horse field behind.

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Entrance Porch

Offering composite entry door to the front elevation.. Door through to the lounge / diner.

Lounge / Dining Room

15' 3" x 21' 0" (4.65m x 6.40m)

This a lovely space offering more than ample room to accommodate both living and dining areas. Pleasantly presented with some attractive features including the main focal point featuring a super full height stone fireplace with a multi-fuel stove and a heavy rustic mantel. The ceiling is beamed and there is a rustic pillar in the centre of the room. Two central heating radiators and laminate flooring.

Kitchen

12' 0" x 12' 9" (3.66m x 3.89m)

Stylishly equipped with a range of cream woodgrain shaker style wall and base cabinets with butchers block work surfaces incorporating a white ceramic sink unit. Built-in appliances by Smeg comprise an electric oven, a four ring ceramic hob with extractor canopy above, a microwave oven and a dishwasher. The floor is beautifully tiled and the staircase leads from the corner of the kitchen to the first floor accommodation. Two brick steps lead through an archway up to the raised Dining/Sitting area.

Sitting/Dining Area

9' 0" x 12' 2" (2.74m x 3.71m)

A lovely space to sit and relax enjoying views over the rear garden. Central heating radiator. French doors opening out to the garden.

Bathroom

12' 0" x 6' 10" (3.66m x 2.08m)

A spacious bathroom featuring a white suite comprising a panel bath with side mixer/shower tap, a pedestal washbasin, a w.c. and a quadrant shaped shower cubicle with a Mira Sprint electric shower. The walls are part tiled and there are downlighters and a central heating radiator.

First Floor Landing

Access to the three bedrooms.

Bedroom One

15' 3" x 19' 0" (4.65m x 5.79m)

Only by viewing can you appreciate the space on offer which boasts a superb range of bespoke walnut finish wardrobes with obscure glazed central panels. There are inset downlighters and a central heating radiator and a door opens to the ensuite toilet. There are two dormer windows looking out across the front garden.

Ensuite Toilet

A useful feature featuring woodgrain cabinets and a white suite comprising a concealed cistern w.c. and a semi recessed wash basin. The walls are part tiled and there is a heated towel warmer.

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)

This double bedroom is pleasantly presented and has a central heating radiator and a double glazed window.

Bedroom Three

9' 4" x 9' 4" (2.84m x 2.84m)

Another bedroom which can again accommodate a double bed for those wanting to. Double glazed window and a central heating radiator.

Outside

One of the selling features to this property has to be that of its gardens. With the property standing well back from the road the front provides lawned area and gravelled driveway creating ample off road parking for several vehicles. A gateway leads past the side of the cottage to a beautiful rear garden which includes a lovely paved patio, a sizeable lawn, a garden shed and a summerhouse. There are mature trees and views over the horse field behind. Oil tank and oil fired boiler.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas #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

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.

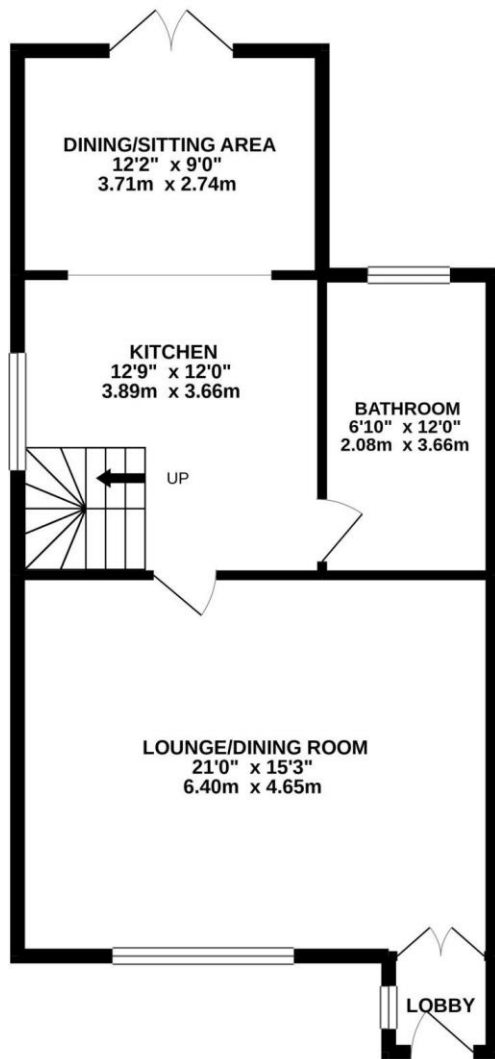
Mortgage and Financial Advice

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

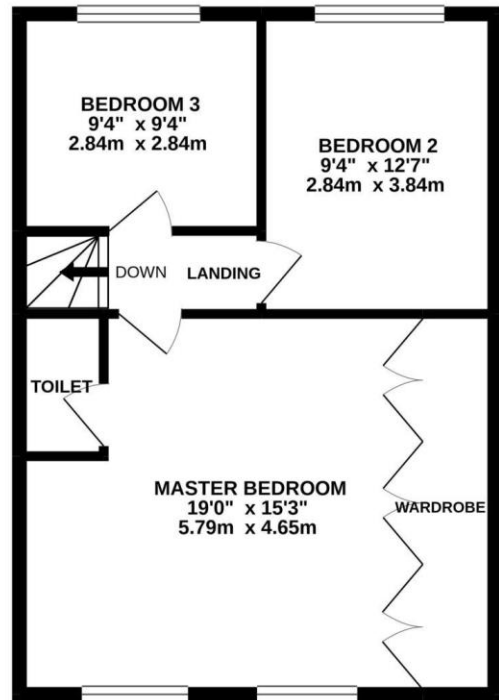
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GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) 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		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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