



CROFTS ESTATE AGENTS

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



High Street

NORTH THORESBY
DN36 5PL

Offers in the Region Of
£185,000

NO FORWARD CHAIN - IDEAL FOR A VARIETY OF BUYERS - VILLAGE LOCATION - OFF ROAD PARKING - An opportunity to purchase a quaint cottage style property located within a popular village location. Ideal for a first time buyer, someone looking to downsize or even an investor, this property comes with viewing highly advised. Internal viewing will reveal the lounge, dining room, kitchen, three bedrooms and the bathroom. Externally there are gardens to the front and rear with a driveway and the property also benefits from uPVC double glazing and OIL central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

Entering through the front door reveals a carpeted floor and a built in cupboard.

Lounge

13' 0" x 11' 5" (3.97m x 3.47m)

With a bay window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place.

Dining Room

10' 11" x 12' 2" (3.34m x 3.72m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

17' 7" x 6' 4" (5.36m x 1.94m)

The kitchen has a window to the side elevation, French doors to the rear, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

9' 9" x 8' 3" (2.98m x 2.51m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

6' 10" x 9' 4" (2.08m x 2.85m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 9" x 6' 8" (2.07m x 2.04m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath.

Outside

With a driveway providing off road parking to the front and also perimeter hedging. The rear garden has a lawn, patio area ideal for alfresco dining and also a selection of established shrubs.

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 B: 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

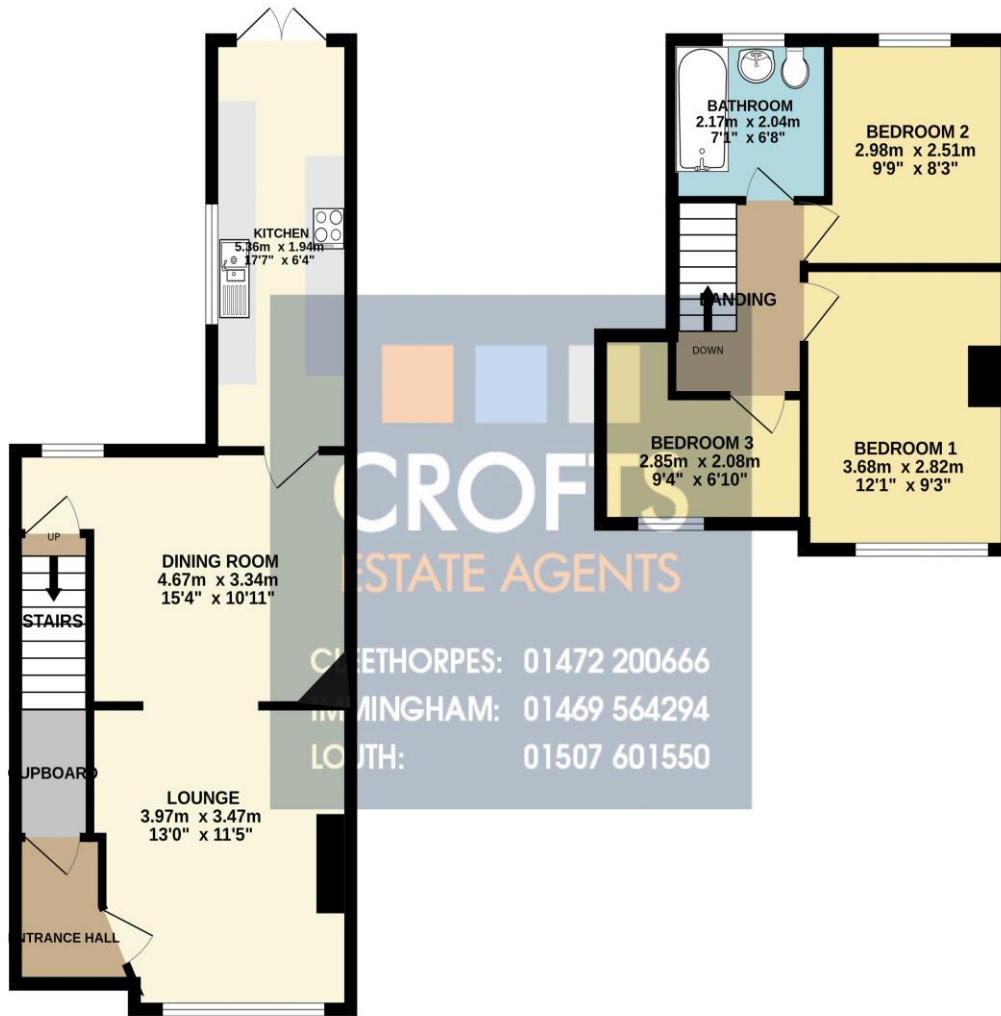
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
43.5 sq.m. (468 sq.ft.) approx.

1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 76.1 sq.m. (819 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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