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



Langton Road

Holton-Le-Clay
DN36 5BS

Offers in the Region Of
£275,000

Early viewing is highly advised on what in this agents opinion is one of the finest examples of this type of property on the market today. Fully refurbished to a high standard throughout, this superb home really needs to be viewed to appreciate the quality, space and style that's to offer. Enjoying the benefits of gas central heating and uPVC double glazing, this lovely home briefly comprises welcoming entrance hallway, well proportioned living room, superb dining kitchen, conservatory/sunroom, modern and stylish bathroom and three bedrooms. Externally the property benefits from lovely sized gardens, off road parking and detached garage. The rear garden offers an abundance of mature plants and shrubs, lawn and patio areas, along with a working area with vegetable garden and greenhouse.

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Entrance Hallway

21' 4" x 6' 6" (6.507m x 1.992m) max

A well presented and welcoming entrance hallway. With composite entry door to the front elevation, the hallway is tastefully decorated and has attractive wood flooring. Central heating radiator.

Living Room

16' 10" plus bay x 11' 5" (5.139m x 3.489m)

This lovely sized living room offers a uPVC bevel double glazed bay window to the front elevation and two further windows to the side. Neutrally decorated and with attractive flooring, a focal point of the room is created by the attractive fire surround and electric fire. Central heating radiator.

Kitchen/Diner

18' 9" x 11' 4" (5.712m x 3.465m)

One of the selling points to this property has to be that of its dining kitchen. The kitchen area offers an excellent array of fitted wall, base and larder units with complementary quartz work surfaces and breakfast bar area. Inset one and a half sink and drainer. Plumbing for a washing machine and dishwasher. Space to accommodate a range oven with fitted extractor over. Integrated fridge and freezer. Central heating radiator. Ample space to accommodate a dining area with down lighting to the ceiling. Ideal gas boiler. uPVC double glazed windows to the rear and side elevation and door leading through to the sunroom. .

Sun Room

14' 7" x 10' 8" (4.445m x 3.254m)

uPVC double glazed and with French doors leading out to the side and onto the rear garden. Vertical central heating radiator.

Bedroom One

11' 9" plus bay x 10' 10" (3.592m x 3.305m)

The main bedroom is located to the front of the property and creates this lovely sized room which is tastefully decorated. Central heating radiator. Attractive flooring.

Bedroom Two

10' 11" x 8' 0" (3.327m x 2.446m)

The second of the double bedrooms has a uPVC double glazed window to the rear. Central heating radiator.

Bedroom Three

14' 4" x 7' 1" (4.376m x 2.159m) max

With central heating radiator, the third bedroom is currently used as a home office and has uPVC double glazed French doors which lead into the conservatory. uPVC double glazed window to the side.

Shower Room

5' 10" x 8' 4" (1.783m x 2.529m)

This modern and stylish shower room enjoys a vanity wash hand basin, close coupled w.c and a walk in shower cubicle. Tiled

flooring. Down lighting to the ceiling. Fitted extractor. Central heating towel radiator. uPVC double glazed window to the side elevation.

Outside

The property has recently undergone a course of refurbishment and modernisation, with the front garden having new wall perimeter to the front and a new driveway which will be completed shortly along with a slate bed. Gated access to the rear and to the garage. The rear garden is another of the properties selling points and enjoys a sunny facing aspect. The garden offers lawned area and patio, along with an abundance of mature shrubs and plants offering a range of colours throughout the year. Paved pathway leading down the garden and onto a working area with vegetable garden and greenhouse, Timber garden shed. Recently installed garage.

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 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.

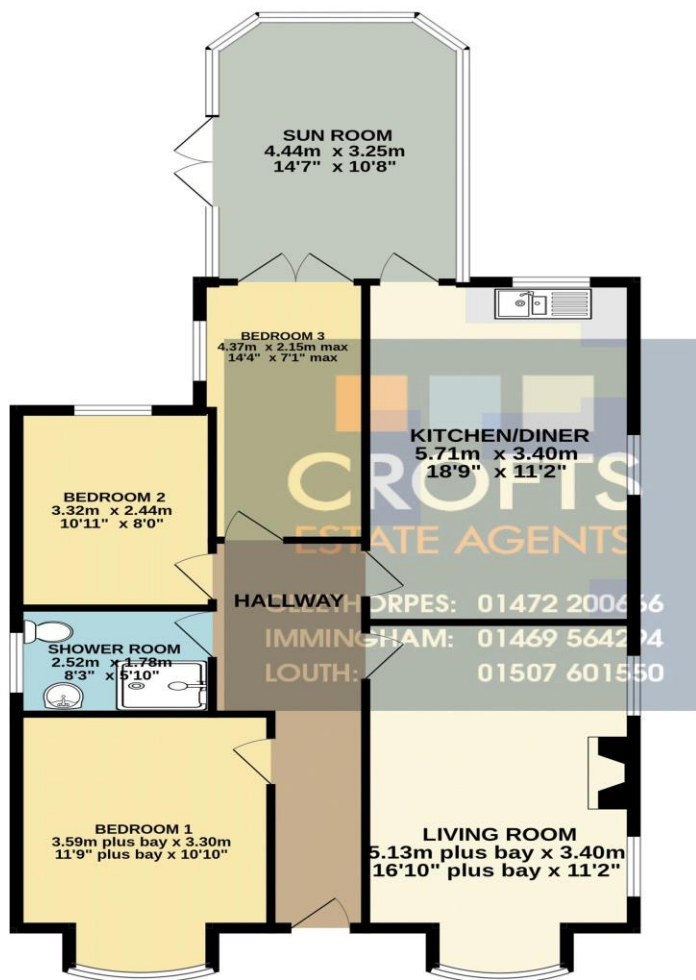
Mortgage and Financial Advice

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

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
98.0 sq.m. (1055 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1055 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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