



CROFTS ESTATE AGENTS

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



Parklands Avenue

Humerston
DN36 4FY

Offers in the Region Of
£205,000

IDEAL FOR A YOUNG FAMILY - MODERN AND STYLISH THROUGHOUT - Crofts estate agents are delighted to offer for sale this semi detached property which is located within a popular location. With a larger than most rear garden and the current owners have also had an integral door from the entrance to the garage and also adapted the frontage to create extra off road parking. With local amenities and schools nearby. Internal viewing will reveal the entrance area, lounge, inner hall, WC and kitchen-diner to the ground floor. With three bedrooms, an en-suite and bathroom to the first floor. Externally there is off road parking to the front, access to the garage and a delightful rear garden and the property also benefits from uPVC double glazing and gas 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 the property reveals a door into the garage and laminate flooring.

Lounge

16' 1" x 10' 3" (4.91m x 3.12m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

Hall

With a radiator and laminate flooring.

WC

3' 0" x 4' 9" (0.91m x 1.44m)

The WC has a radiator, laminate flooring, a WC and a basin.

Kitchen/Diner

7' 8" x 18' 9" (2.34m x 5.71m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and tiled flooring. There is also a modern fitted kitchen with a one and a half sink and drainer, a both a dish washer and washing machine, an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has a carpeted floor and a built in cupboard.

Bedroom One

9' 8" x 14' 1" (2.94m at longest x 4.30m at widest)

Bedroom one has a two windows to the front elevation, a radiator and a carpeted floor.

En-suite

7' 7" x 4' 5" (2.31m x 1.34m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

11' 2" x 8' 8" (3.41m x 2.63m)

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

Bedroom Three

7' 11" x 9' 10" (2.42m x 3.00m)

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

Bathroom

5' 7" x 8' 7" (1.70m x 2.62m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

Garage

16' 9" x 7' 11" (5.11m x 2.41m)

The garage has an up and over door, electrics and a door into the property.

Outside

Wit off road parking to the front and also a small flower bed. The rear garden is enclosed by perimeter fencing with a lawn creating a great space for a family.

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

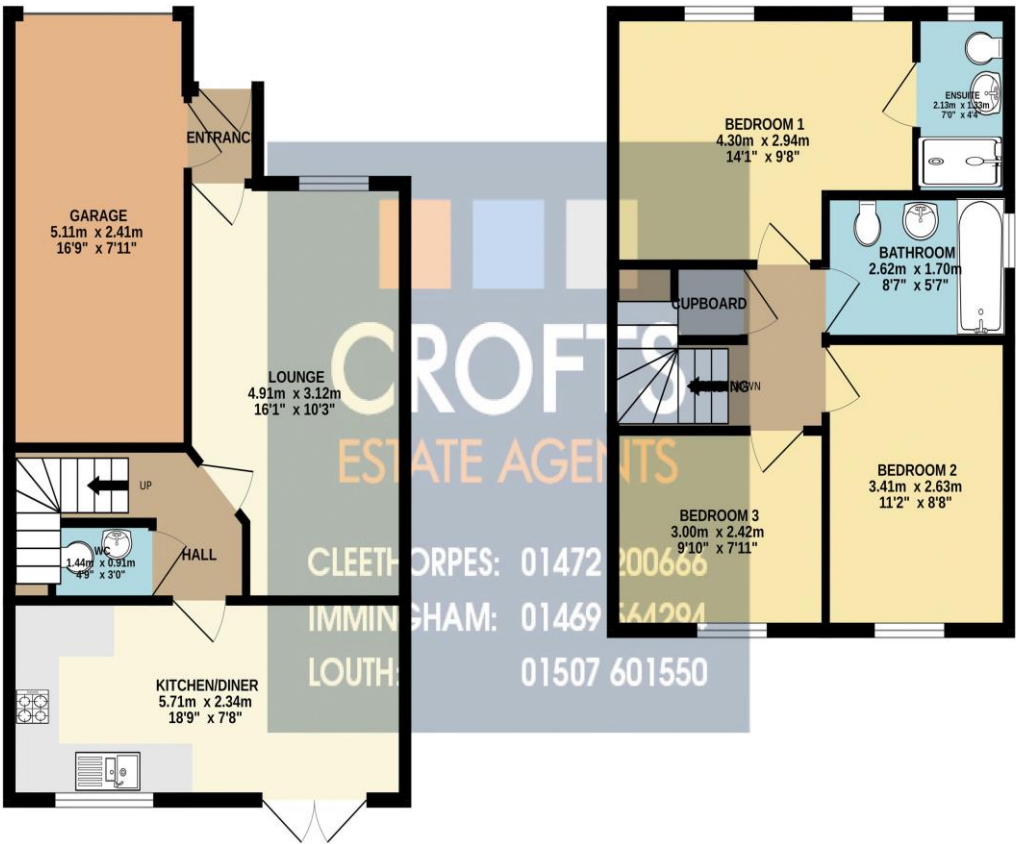
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
47.7 sq.m. (513 sq.ft.) approx.

1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 89.1 sq.m. (959 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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