



CROFTS ESTATE AGENTS

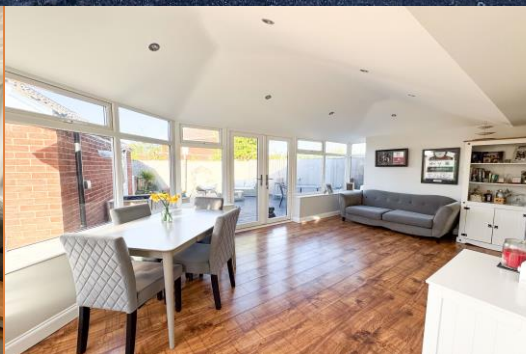
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Keith Crescent

Laceby
DN37 7HQ

£195,000

Crofts estate agents are delighted to offer for sale this extended semi detached property which is located within the desirable village of Laceby. Ideal for a family with plenty of space this property comes with viewing highly advised. Although currently set up as a four bedroom one of the bedrooms could easily be used as a further reception room giving a versatile layout. The village boasts an enviable array of local amenities with shops, schools and good road links. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, shower room and four bedrooms. With gardens to the front and rear, ample off road parking on the driveway and also a detached garage with an electric roller door. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

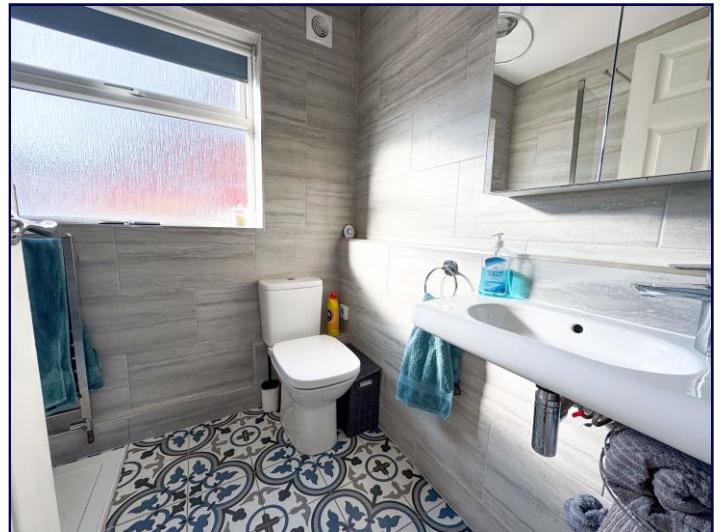
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info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

15' 9" x 10' 11" (4.79m x 3.33m)

The lounge has a window to the front coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

10' 5" x 9' 9" (3.17m x 2.98m)

The kitchen has a window to the side elevation, coving to the ceiling and a tiled floor. There is also a range of fitted units to base and eye level with a sink and drainer and an integral fridge/freezer.

Sun Room

10' 6" x 20' 0" (3.19m x 6.10m)

The conservatory has tri aspect windows, French doors to the rear elevation, a radiator and laminate flooring.

Bedroom One

11' 8" x 11' 0" (3.56m x 3.35m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Bedroom Two

8' 6" x 9' 10" (2.60m x 2.99m)

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

Shower Room

6' 5" x 5' 7" (1.95m x 1.71m)

The shower room has an opaque window to the side elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a walk in enclosure with a mains shower.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom Three

12' 0" x 12' 11" (3.65m x 3.94m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There is also access to eaves storage.

Bedroom Four

9' 2" x 8' 4" (2.79m x 2.54m)

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

Garage

17' 7" x 9' 3" (5.37m x 2.83m)

The garage has an electric roller door, door to the side and electrics.

Outside

With a low maintenance front garden and driveway to the side providing ample off road parking. There rear garden has a decked area ideal for alfresco dining and also a BBQ area, all enclosed by 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 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

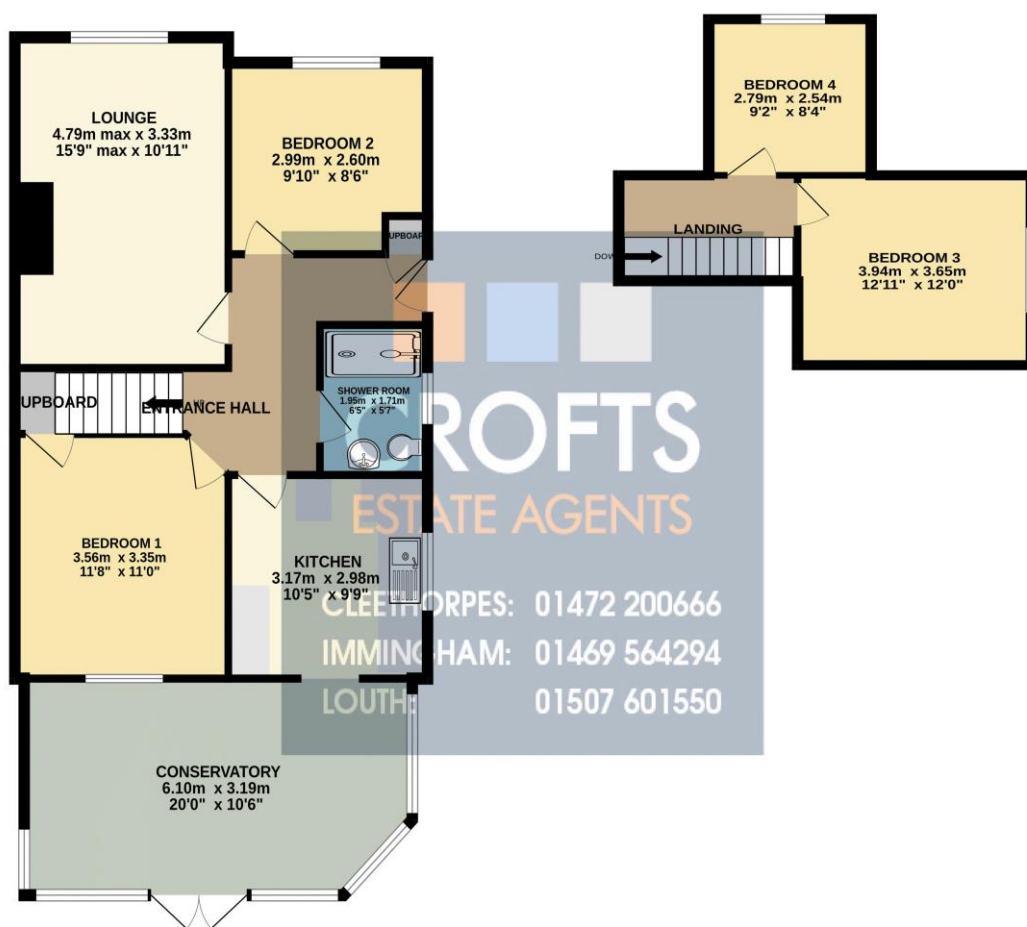
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
77.9 sq.m. (839 sq.ft.) approx.

1ST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA: 102.9 sq.m. (1107 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		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.