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



Four Winds Barton Street
Laceby
DN37 7LF

£359,950

Crofts estate agents are pleased to be able to bring to the market this superbly refurbished and extended three DOUBLE bedroom detached dormer bungalow stood upon this elevated plot on the fringes of the village of Laceby. Recently the property has undergone a full course of refurbishment and has been extended to the rear to create a beautiful living dining kitchen. The property offers the benefits of gas central heating and uPVC double glazing with the full accommodation comprising entrance hallway, spacious living room, superb dining living kitchen, two double bedrooms to the ground floor along with a bathroom and separate shower room. To the first floor you find a small landing which in turn leads to another double bedroom. Elevated gardens with large expanse of lawn to the front wrapping around the property to the rear where you find further garden area, ample off road parking and detached garage.

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Entrance Hallway

Offering entry door with adjoining glazed window to the front elevation. Staircase leading to the first floor. Central heating radiator.

Living Room

13' 10" x 19' 11" (4.223m x 6.072m)

A spacious living room with large curved bay window to the front elevation and further double glazed window to the side. Attractively decorated and coving to the ceiling. The room also has a central heating radiator.

Kitchen dining living

21' 4" x 25' 9" (6.491m x 7.859m) maximum points

One of the key selling features to this lovely home has to be this superb kitchen dining living space which has been extended by the current occupiers. The kitchen area itself offers an excellent array of fitted wall, base and larder units with complementary work surfacing and central island with breakfast bar area. Integral sink and drainer. Integrated gas hob and twin eye level double ovens. Integrated fridge and freezer and dishwasher. Located near the French doors to the side elevation there is a space to accommodate a washing machine. Down lighting to the kitchen area. Two central heating radiators. Windows to the rear, front and side elevations. French doors to the front and to the side aspects.

Ample space to accommodate a formal dining area and living area to sit and relax.

Bedroom One

12' 11" x 12' 0" (3.934m x 3.653m)

The first of the double bedrooms is again attractively decorated and has a uPVC double glazed curved bay window to the side elevation and a double glazed window to the front. Central heating radiator. Built in wardrobes.

Bedroom Two

10' 5" x 14' 6" (3.167m x 4.413m)

The second of the double bedrooms is pleasantly decorated and has a uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

Bathroom

7' 2" x 10' 10" (2.188m x 3.305m)

A lovely modern bathroom equipped with corner shower, double ended curved bath and a modern fitted unit incorporating a w.c and bowl wash hand basin. Vertical central heating radiator. uPVC double glazed window to the rear elevation. Attractive tiling to the walls.

Shower

7' 3" x 7' 9" into shower (2.198m x 2.351m)

Room

With uPVC double glazed window to the rear elevation, the shower room is equipped with a modern unit incorporating the w.c and wash hand basin. Large walk in shower cubicle. Tiling to the walls. Cupboard housing the gas boiler.

First Floor Landing

Small landing with storage cupboard to the roof eaves and door through to the third double bedroom.

Bedroom Three

11' 4" x 11' 5" (3.454m x 3.471m)

The final of the three double bedrooms has a uPVC double glazed window and has fitted wardrobes, desk and dressing table. Central heating radiator.

Outside

The property stands upon this elevated plot with a large sweeping frontage wrapping around the property. Predominately lawned but complemented with established trees and shrubs. Ample off road parking to the side provided by a block paved area, along with a curved driveway creating even further parking for several cars and leading to a double garage which has recently had a new roof. Patio area and further lawned area. Open views to the rear across the adjoining padock.



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 and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Tenure

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



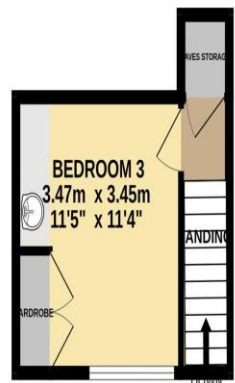
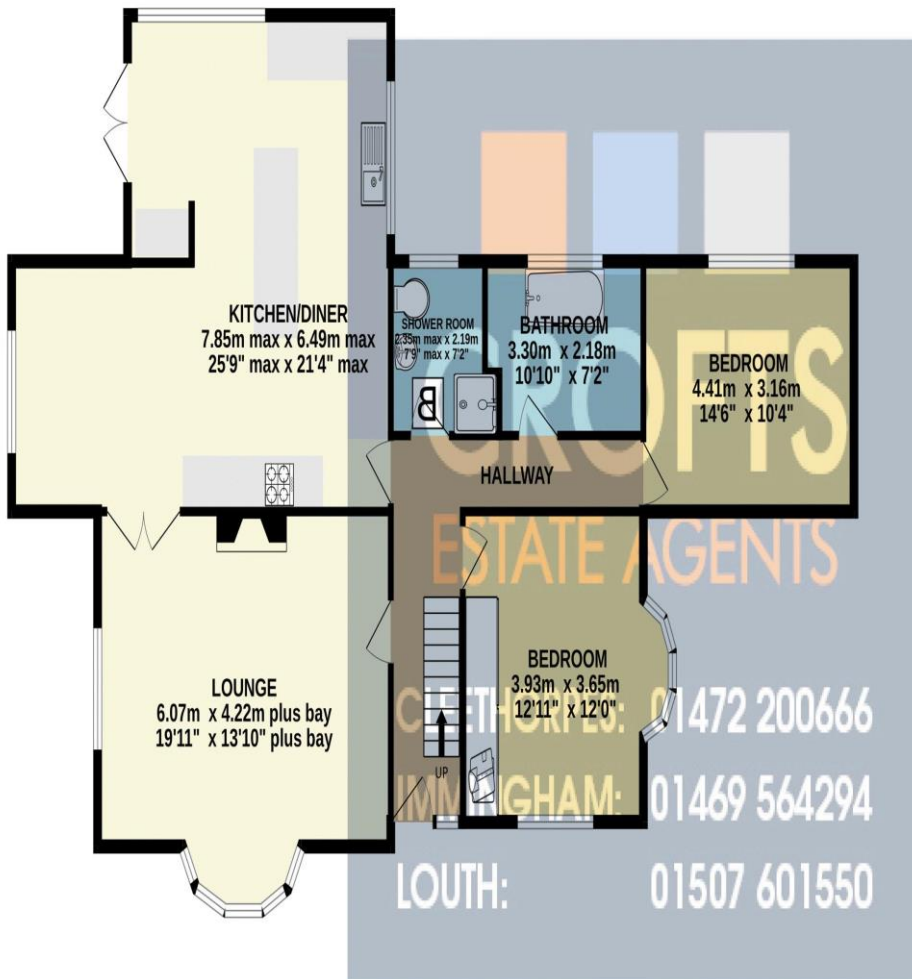


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
119.6 sq.m. (1288 sq.ft.) approx.

1ST FLOOR
16.4 sq.m. (177 sq.ft.) approx.



TOTAL FLOOR AREA: 136.1 sq.m. (1464 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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