



CROFTS ESTATE AGENTS

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



St. Francis Grove

Laceby
DN37 7HG

Offers in the Region Of
£159,950

NO FORWARD CHAIN - IDEAL FOR SOMEONE LOOKING TO DOWNSIZE - Crofts estate agents are delighted to offer for sale this spacious and versatile dormer bungalow located within the village of Laceby. The village itself boasts a wide variety of local amenities including a school, pharmacy, church, local shops and also good proximity to neighbouring town centres and Humberside airport. Internal viewing will reveal the entrance hall, living room - dining area, kitchen, conservatory, two bedrooms and the bathroom. With gardens to the front and rear with a drive for off road parking and also a garage. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Hallway

Entering the property reveals a radiator and a carpeted floor.

Living Room/Dining Area

15' 11" x 21' 2" (4.86m max x 6.46m max)

The living room/dining area has two windows to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place. The dining area was originally a third bedroom and could be transformed back with the re-erection of the dividing wall.

Kitchen

10' 4" x 9' 9" (3.15m x 2.97m)

The kitchen has a window to the side elevation, a door to the conservatory, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Conservatory

9' 5" x 9' 4" (2.87m x 2.85m)

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

Bedroom One

11' 10" x 11' 0" (3.60m x 3.35m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes and access to the under stairs cupboard.

Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)

The bathroom has an opaque window to the side elevation, partially tiled walls, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower.

First Floor Landing

A generous area with a radiator, carpeted floor and access to a large storage cupboard and a door to bedroom two.

Bedroom Two

11' 11" x 12' 10" (3.64m x 3.92m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor. There are also fitted wardrobes and a cupboard.

Outside

The front is enclosed by a perimeter wall and hedge with a lawn and established shrubs. There is also a driveway providing off road parking and access to the rear garden. The rear private garden

has a lawn, patio area ideal for alfresco dining, all enclosed by perimeter fencing.

Garage

The garage has double doors and electrics.

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

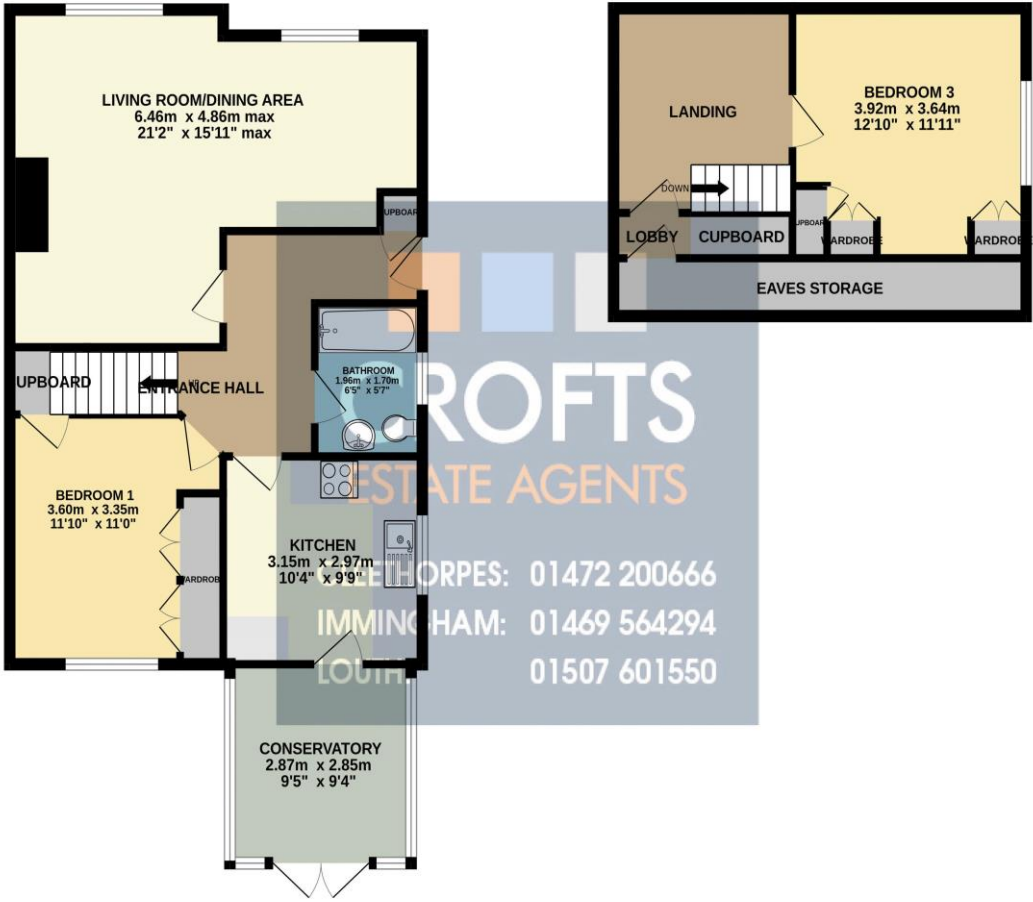
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
67.3 sq.m. (724 sq.ft.) approx.

1ST FLOOR
29.0 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA: 96.3 sq.m. (1037 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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