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



**2 Humberstone Villas Willerton Road
North Somercotes
LN11 7NJ**

Offers in the Region Of £149,950

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Property Description

DOUBLE DETACHED GARAGE WITH ADDITIONAL PLOT OF LAND INCLUDED IN THE SALE. This mid terrace home is ideally located within this private position located close to the centre of the popular village of North Somercotes. Currently in the process of full redecoration, this property is ideal for first time buyers or young families, this deceptively spacious property offers well presented living accommodation throughout, comprising of: Entrance porch, lounge, fitted breakfast kitchen, bathroom suite and two double bedrooms . The property also benefits from full uPVC double glazing and central heating on a back boiler system. The property has its own private rear garden but further benefits from a detached double garage opposite which also has parking for two vehicles in front, with a large lawned garden beyond which are included in the sale of the property, providing great potential for further development depending on the needs of the purchaser.

Entrance porch

uPVC door to front, further door leads to Lounge.

Lounge

14' 10" x 13' 9" (4.531m x 4.195m)

uPVC bay window to front, radiator, open fireplace, new lino flooring.

Kitchen/Diner

uPVC window to rear, stairs leading to the first floor landing, Door to rear leads into lobby . Fitted units incorporating sink and space for cooker. New lino flooring.

Rear lobby

Door to side leads to rear porch, door to rear leads to bathroom.

Bathroom

7' 1" x 5' 0" (2.157m x 1.526m)

Opaque uPVC window to side, panelled bath with shower over, close coupled w/c and pedestal wash basin, built in cupboard, new lino flooring.

Rear porch

"Lean to" style porch with uPVC rear door leading to garden.

Bedroom 1

13' 9" x 11' 0" (4.194m x 3.349m)

uPVC window to front, radiator, built in storage cupboard, new carpets.

Bedroom 2

12' 7" x 10' 10" (3.84m x 3.3m)

uPVC window to rear, radiator, new carpets.

Double Garage

21' 5" x 17' 11" (6.532m x 5.45m)

Twin up and over doors, light and power. Door to rear leads to additional garden. uPVC window to rear.

Outside

Property is accessed by a low maintenance garden to the front. There is also a private and low maintenance garden to the rear, enclosed by brick walled boundaries. Opposite the front of the property is a double driveway and detached double garage which leads to the additional garden/ plot of land which is enclosed by wood panel fencing and hedges.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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



Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.



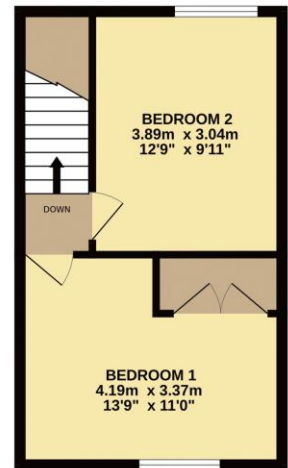
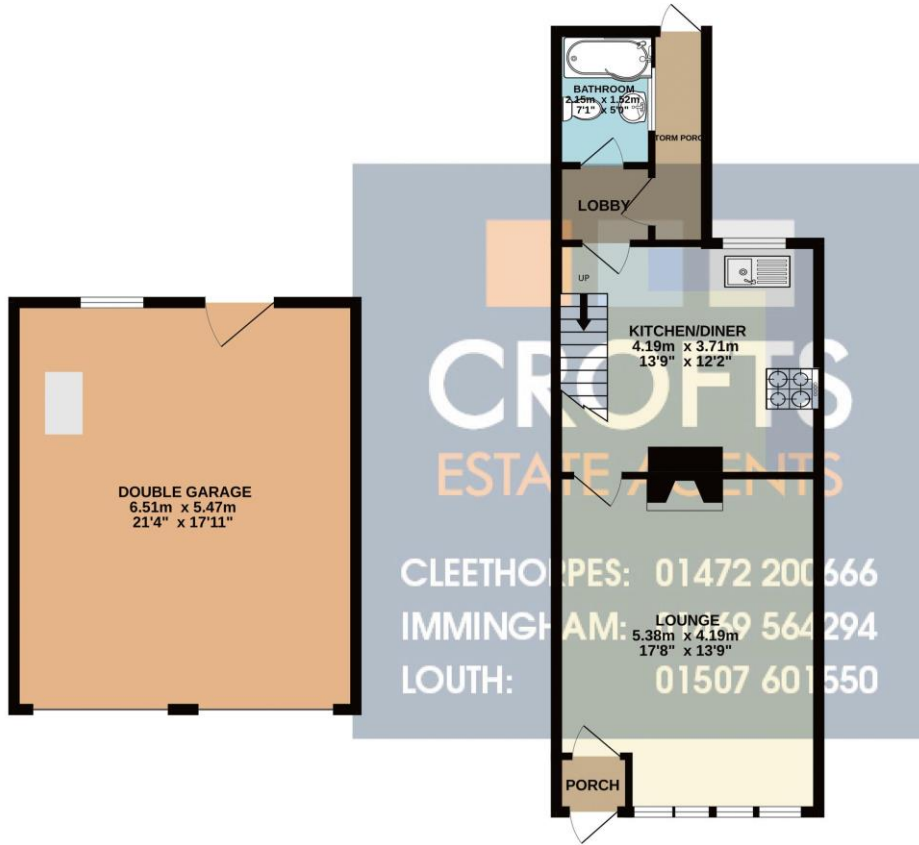
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

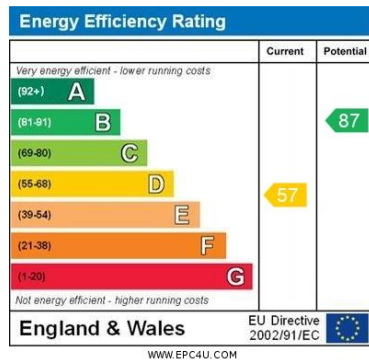
GROUND FLOOR
80.7 sq.m. (869 sq.ft.) approx.

1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA: 111.2 sq.m. (1197 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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MS/SEQ/8768/08.26