



22 Cravens Lane

Habrough
DN40 3AW

Offers in the Region Of
£180,000

Crofts estate agents are delighted to offer for sale this spacious detached bungalow which is located within the village of Habrough. Offering flexible living throughout this property occupies a generous plot and will appeal to a variety of buyers. Requiring a scheme of modernisation but priced to reflect Habrough also benefits from excellent road links and rail links. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen. There is also the shower room and off the kitchen there is a timber framed lean to conservatory. To the first floor there is another bedroom and multiple access doors to the eaves storage which subject to the necessary planning could offer further living space. Externally there are gardens to front and rear, a driveway and garage. The property also benefits from gas central heating and partial uPVC double glazing.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

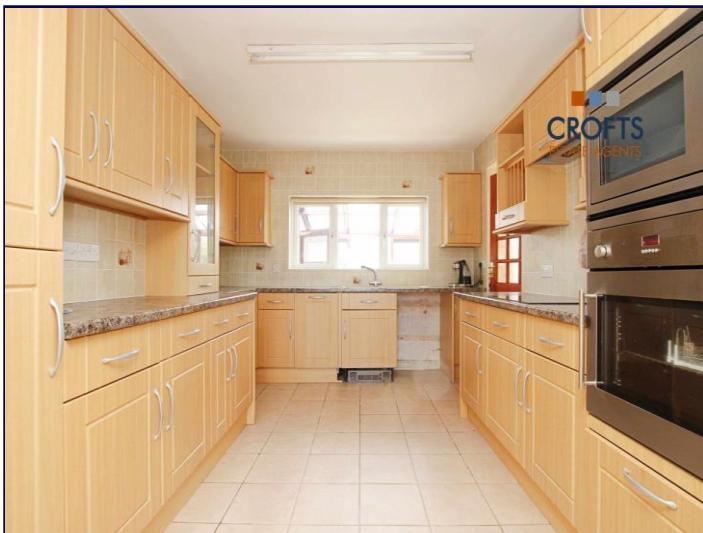
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Entrance Hall

Entering through the entrance porch reveals a radiator, carpeted floor and built in storage.

Lounge

15' 0" x 11' 0" (4.56m x 3.36m)

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

Dining Room

12' 4" x 9' 5" (3.77m x 2.88m)

The dining room has a window to the front elevation, a radiator and carpeted floor.

Kitchen

13' 4" x 9' 5" (4.07m x 2.88m)

The kitchen has a window to the rear elevation, door to the side and tiled walls and flooring. There is also a range of fitted units, sink and drainer, dishwasher, oven and hob with extractor over.

Lean to Conservatory

Off the kitchen is this area which flows across the back of the property and also provides access to the garage and rear garden.

Bedroom One

10' 10" x 8' 5" (3.31m x 2.56m)

Bedroom one has a window to the rear elevation, a radiator, carpeted flooring and built in furniture.

Shower Room

5' 3" x 7' 7" (1.61m x 2.30m)

The shower room has an opaque window to the rear elevation, tiled walls and flooring and a radiator. There is also a WC, basin and shower cubicle with electric shower.

Stairs

Carpeted stairs lead to the first floor and access to eaves storage and bedroom two .

Bedroom Two

13' 0" x 10' 11" (3.97m x 3.33m)

Bedroom two has a window to the rear elevation, a radiator and carpeted floor. There is also access to eaves storage and a storage cupboard.

Garage

The garage has an electric door and light and power. The boiler is also located in the garage.

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Outside

The property occupies a large plot with gardens to front and rear. Although over grown the gardens really do offer plenty of scope to be a truly wonderful area. To the front there is also ample off road parking and access to the rear garden down the side of the property.

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.

Viewing

By appointment only, telephone 01469 564294

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 office on 01469 564294 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.

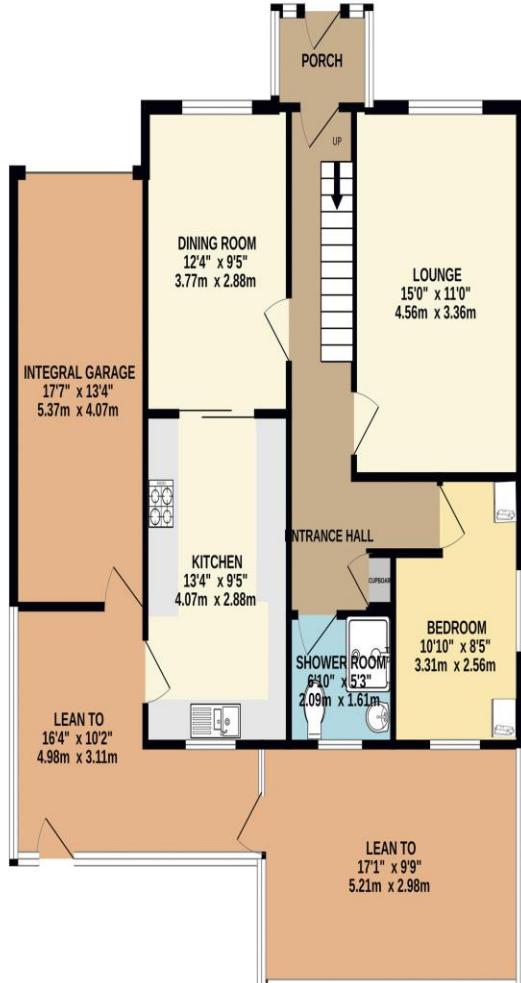
Mortgage and Financial Advice

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

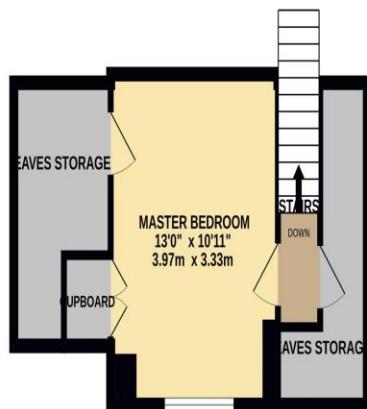
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GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 1393 sq.ft. (129.4 sq.m.) 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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