



CROFTS ESTATE AGENTS

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



**Stone Arch Bank End
North Somercotes
LN11 7LN**

**Offers in the Region Of
£310,000**

POPULAR VILLAGE LOCATION - IDEAL FOR A VARIETY OF BUYERS - FIELD VIEWS TO THE REAR - PRIVATE GARDENS TO THE FRONT AND REAR - GATED DRIVEWAY AND GARAGE - Crofts estate agents are delighted to offer for sale this spacious detached bungalow which comes to the market with viewing highly advised. The village itself has a variety of local amenities and also many popular walks. Internal viewing will reveal the spacious entrance hall, lounge, kitchen, dining room, three bedrooms and the shower room. With gardens, parking and a garage. The property also benefits from uPVC double glazing, oil central heating and also septic tank.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance hall

19' 5" x 12' 2" (5.91m x 3.71m)

Entering through the entrance porch reveals coving to the ceiling, a radiator and laminate and carpeted flooring. The hall presents an opportunity to be used as a room also due to the size of it.

Lounge

21' 4" x 16' 2" (6.5m x 4.94m)

The lounge reveals dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and laminate flooring. There is also a large wood burning stove.

Kitchen

14' 2" x 11' 11" (4.32m x 3.64m)

The kitchen has a uPVC double glazed window to the rear elevation, comprehensive fitted Oak fronted kitchen comprising wall and base units with contrasting worktops, inset stainless steel sink unit comprising single bowl, double drainers, tiling to splash backs and work areas, four ring Electric hob, built in oven, plumbing for washing machine, integral fridge freezer, concealed lighting to wall units, ceramic tiled floor and two Bifold doors into the dining room.

Dining Room

14' 2" x 8' 11" (4.32m x 2.71m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a continuation of the kitchen flooring.

Bedroom One

11' 11" x 10' 7" (3.64m x 3.22m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

11' 11" x 9' 11" (3.64m x 3.02m)

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

Bedroom Three

11' 11" x 9' 7" (3.64m x 2.92m)

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

Shower room

7' 7" x 6' 6" (2.32m x 1.98m)

uPVC double glazed window to rear aspect, three piece white suite comprising walk in shower with glazed door and side panel, direct feed shower, close coupled W/C, pedestal wash hand basin, tiling to all walls and floor, recessed down lighting, central heating radiator.

Front Garden

Driveway giving off road parking for 3+ vehicles leading inturn to the good sized detached single garage, ramped pathway leads to front entrance door, fencing and hedging to all boundaries making both this and the rear garden safe and secure for children and pets, garden set to lawn with flower and shrub borders, central path wall.

Rear Garden

With perimeter fencing and a spacious lawn making this ideal for many different ways and also providing lovely views over fields to the rear. With a patio area ideal for alfresco dining and the oil tank which is screened.

Garage

21' 11" x 9' 6" (6.67m x 2.89m)

Detached single garage, up and over metal door, half glazed side courtesy door, power and light, window to side aspect.

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 and all viewings are strictly by appointment only please.

Council Tax Information

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







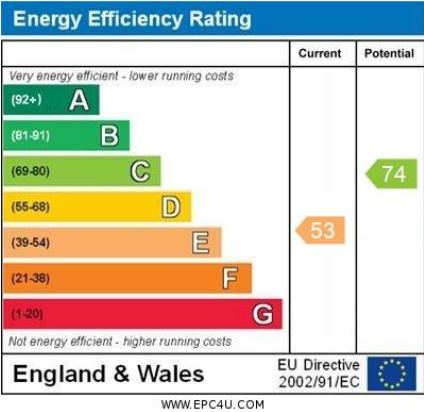
OPEN 7 DAYS A WEEK

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



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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