Scrivins & Co Sales & Lettings

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28 BROOKES AVENUE, CROFT, LE9 3GJ

OFFERS OVER £260,000

NO CHAIN! Spacious semi detached Dorma bungalow on a good size plot with open views to rear! Popular and convenient village location close to open countryside, a shop, post office, hairdressers, primary school, parks, public house and good access to major road links. Well presented and benefiting from feature fireplace, re fitted kitchen gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, lounge, bedroom three/ dining room, kitchen and bathroom. Two double bedrooms and separate WC. Driveway to garage and good sized enclosed rear garden. Carpets and blinds included.







TENURE
Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
With a wooden and glazed door to

ENTRANCE HALLWAY
With stairway to the first floor, radiator and smoke alarm. Oak panelled interior door to an under stairs storage cupboard. Further oak panelled door to

LOUNGE TO FRONT
13'11" x 10'11" (4.25 x 3.33)
With feature fireplace, radiator and picture rail.



KITCHEN TO REAR
11'10" x 10'8" (3.63 x 3.26)
With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink with mixer tap, oven with induction hob and extractor hood above. housing for a fridge freezer and under counter space for a washing machine and dishwasher. Further range of matching wall mounted cupboard units, tiled splashbacks, tiled flooring and radiator. Door to the side of the property.





BEDROOM THREE/DINING ROOM
12'0" x 8'3" (3.67 x 2.52)
With radiator.



BATHROOM TO REAR
8'9" x 5'10" (2.69 x 1.79)
With white panelled bath with two main shower attachments and mixer tap, low level WC and vanity sink unit with cupboard beneath, chrome heated towel rail and PVC wall panelling. Door to the airing cupboard housing the gas combination boiler.



FIRST FLOOR LANDING
With loft access and smoke alarm. Oak panelled interior door to

SEPARATE WC
3'6" x 3'11" (1.08 x 1.21)
With low level WC, vanity sink unit with cupboard beneath, chrome heated towel rail and PVC wall panelling.



BEDROOM ONE
17'5" x 10'9" (5.31 x 3.28)
With radiator.



BEDROOM TWO

10'11" x 14'2" (3.33 x 4.32)

With fitted wardrobes with sliding doors to front and radiator.



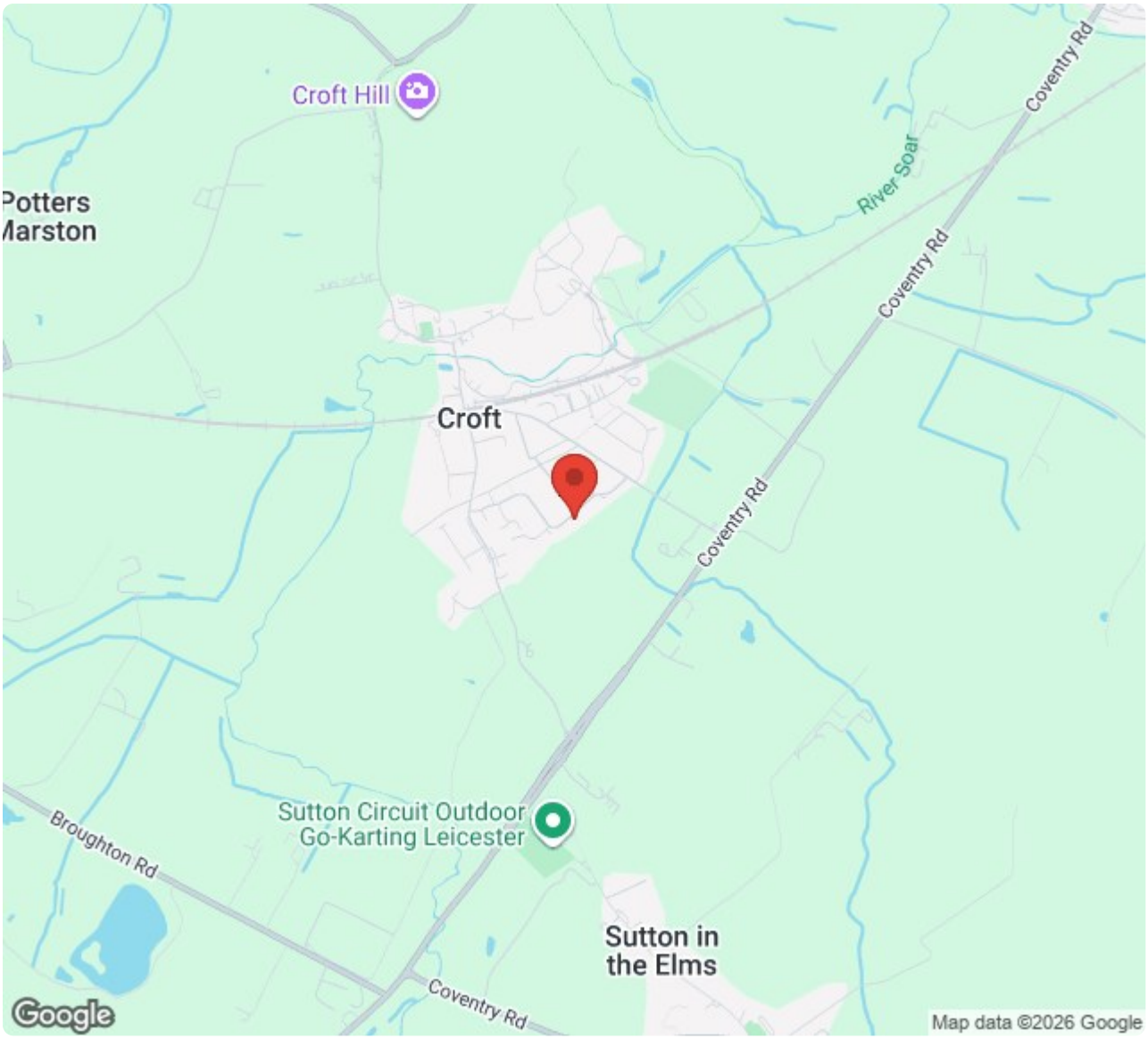
OUTSIDE

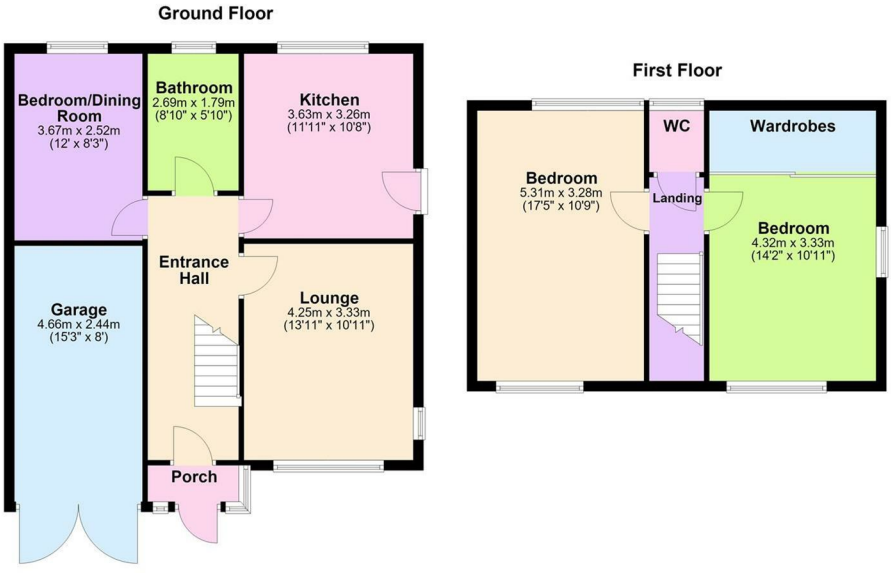
The property is set back from the road with a tarmacadam driveway to front and a further stone front garden to side. The driveway leads to the integral single garage measuring 2.44m x 4.66m this houses the gas, electric metres and the fuse box and has power and lighting. There are wooden double doors to front. A pedestrian gate down the right hand side of the property offers access to the good sized rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding hedging and an open view to rear.

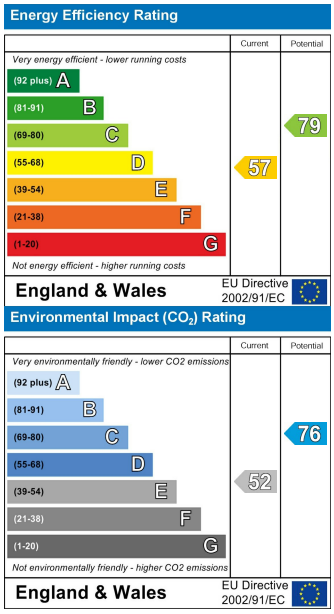












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