



Crawley Lodge, North End
Crescent, Tetney, N.E.
Lincolnshire, DN36 5LZ
£280,000

A modern detached bungalow situated in a well served village and offering ample off-street parking. EPC Rating C

- Entrance Hall
- Lounge
- Kitchen Diner
- Two Bedrooms
- Bathroom
- Gardens
- Gas Central Heating
- EPC Rating C

RECESSED OPEN PORCH

With overhead light.



ENTRANCE HALL

With panel effect front door having double glazed lead effect glazing and matching side window, coved ceiling, tiled floor, radiator, access to roof space, central heating control panel and security alarm panel.



LOUNGE

3.57m x 4.88m (11'9" x 16'0")

With uPVC double glazed patio doors, radiator, uPVC double glazed window.



KITCHEN DINER

3.95m x 3.57m (13'0" x 11'9")

With fitted kitchen in cream comprising wall and base cupboards and drawers, granite effect worktops, tiled splashbacks, integrated Lamona gas hob, electric oven and extractor hood, ceramic sink and drainer, space for automatic washing machine, integrated fridge freezer, uPVC double glazed window and external door, radiator.



THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.



BEDROOM ONE

3.49m min x 3.96m (11'5" min x 13'0")

With coved ceiling, radiator, uPVC double glazed bay window, coved ceiling.



BEDROOM TWO

3.49m x 2.65m (11'5" x 8'8")

With coved ceiling, uPVC double glazed patio doors, radiator.



BATHROOM

2.70m x 2.07m (8'10" x 6'9")

With white suite comprising 'P' shape bath having shower attached, shower screen and splash tiling, washbasin and cupboard below, shower cubicle having 'T' bar shower and Mermaid boarding, w/c, uPVC double glazed window, extractor fan.



OUTSIDE

To the front of the bungalow is a gravel driveway, shrub borders and paved path. The side gardens include paved patio and small lawn, timber shed having electric power, flower and shrub borders, cold water tap, gravel bed all enclosed with hedge and timber fencing.



particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



SERVICES

We understand that the property has mains water, electricity, gas and drainage. Gas central heating (not tested by John Taylors).

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band C.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

PLEASE NOTE:-

Prospective purchasers are advised to discuss any



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



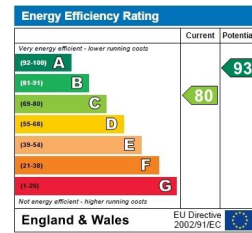
TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2021

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

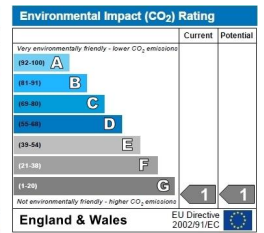
PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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Viewing strictly by appointment only through our Louth Office.
Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.



Regulated by the RICS

