



wards
Residential

21 Croft Close, Wolvey, LE10 3LE
£240,000

Freehold. NO CHAIN. With field views to the rear, this three bedroom semi-detached house in the popular village of Wolvey offers great potential for investors or first time buyers. Wolvey benefits from good local amenities including a primary school, two public houses and a doctor's surgery. The accommodation briefly comprises the following: Ground Floor: Lounge with electric fire, Kitchen with the potential for modernisation, Bedroom and WC. First Floor: two Bedrooms (could be converted back to three upstairs bedrooms as built) and Bathroom. Externally, the property benefits from a tarmac driveway to the front and an easy maintenance garden with a patio area to the rear. Electric heating and UPVC double glazing. With some modernisation, this property offers an excellent opportunity to create a great family home or rental investment.

Porch

1.01 x 1.89 Metres

With quarry tiled floor and UPVC double glazed door and windows.

Hall

3.84 x 1.89 Metres

With tiled floor and timber glazed door to porch.

Kitchen

3.83 x 1.9 Metres

Fitted with a range of wood base and wall unit with marble-effect work surfaces over and stainless steel sink and drainer. Worktop mounted electric hob. Tiled floor, storage heater, UPVC double glazed window to the front and door to side.

Lounge

5.37 x 3.63 Metres

Electric fire with tiled hearth and stone surround, solid wood flooring, UPVC double glazed door and windows to the rear, understairs storage and storage heaters.



Bedroom 3

3.92 x 2.12 Metres

Most recently used as a bedroom but has potential to be used as a snug, office or playroom. With ceiling spotlights, laminate flooring, two storage heaters, wash hand basin with vanity unit and storage cupboard. Double-glazed UPVC window to the front elevation.

WC

0.87 x 1.38 Metres

Fitted with a two-piece white suite comprising sink and low flush toilet. Extractor fan. Tiled floor and tiled splashback.

Landing

1.8 x 5.37 Metres

Immersion heater, storage heater, fitted wardrobe, UPVC window to side, solid wood floor.





Bedroom 1

3.63 x 5.37 Metres

Currently one large bedroom but could be split into two bedrooms (as originally built). UPVC double glazed window to the rear, built-in wardrobes, solid wood flooring, storage heater.

Bedroom 2

1.93 x 3.18 Metres

UPVC double glazed window to the front.

Bathroom

1.92 x 2.09 Metres

Fitted with a three-piece suite comprising sink, low flush WC and bath. Half-height wall tiling, vinyl flooring and electric heater. UPVC double glazed window to front.



Outside

To the front elevation, there is stoned garden area with shrubbery and a tarmacadam driveway providing off street parking.

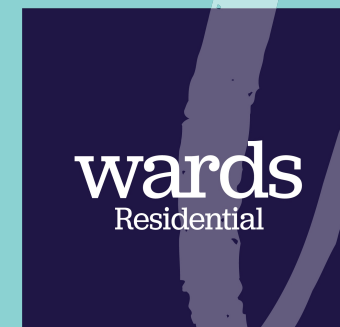
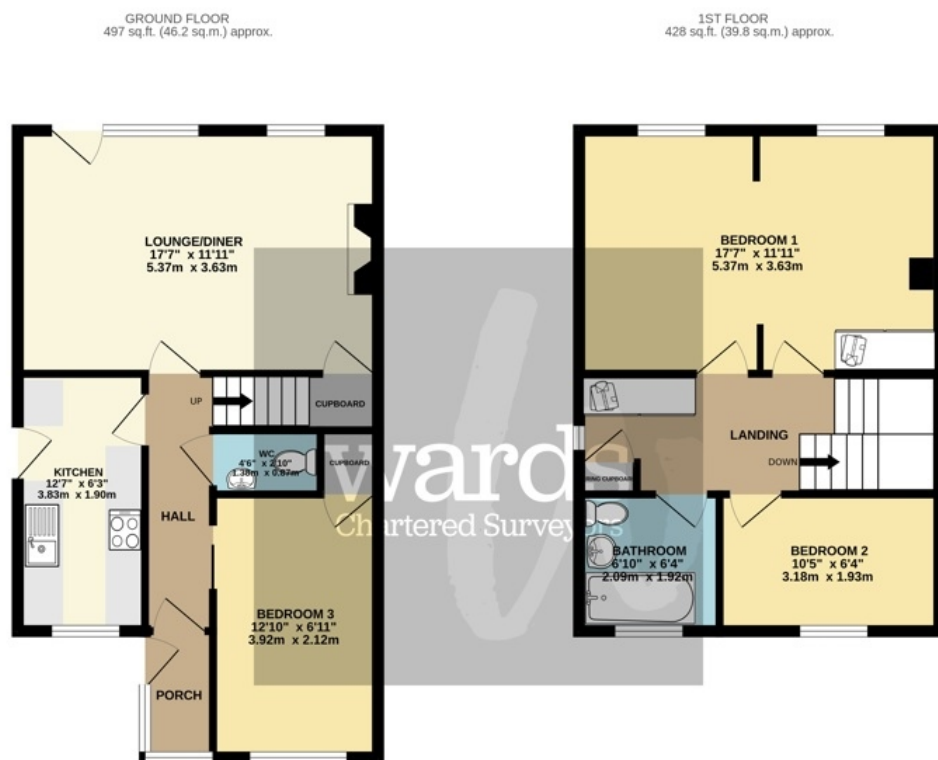
To the rear, there are easy to maintain stoned gardens, planted with a range of shrubs with a patio area adjacent to the dwelling. The garden is enclosed by timber fencing and hedging with gated access from the front.

EPC Rating - to be supplied

Council Tax Band - C

Call 01455 251771 to make an appointment to view this property





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