



# CROFTS ESTATE AGENTS

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



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£312,500

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Welcome to your ideal family sanctuary—a beautifully presented, spacious four-bedroom detached home, thoughtfully designed for modern family living. From the moment you step through the entrance porch into the welcoming multifunctional reception room, you'll appreciate the quality and comfort throughout. The inviting living room seamlessly connects to an attractive fitted kitchen with a handy pantry and a versatile dining/sitting room—perfect for everyday enjoyment and hosting guests. Imagine unwinding in the bright and airy conservatory, with access to a useful lobby and utility room nearby, plus a convenient ground-floor shower room. Upstairs, the generous landing leads to four well-proportioned bedrooms. The main bedroom benefits from a private ensuite shower room, and the second bedroom features its own ensuite cloakroom. Three of the bedrooms easily accommodate double beds, offering ample space for family comfort or guests. Outside, a spacious frontage and driveway create a warm welcome, complemented by a detached garage and store for extra storage. The large rear garden, bathed in daylight throughout most of the day, is perfect for outdoor entertaining, children's play, or pets enjoying the outdoors. This is a home where every detail has been considered—offering oil-fired central heating and uPVC double glazing throughout, it blends elegance and practicality. Early viewing is highly recommended to appreciate the warmth, functionality, and charm of this exceptional family home.

#### Entrance Porch

2' 10" x 5' 7" (0.866m x 1.690m)

uPVC double glazed window to the side elevation and Georgian styled entrance door to the front. Inner door through to the first of the reception rooms.

#### Reception Room

11' 11" x 14' 5" (3.631m x 4.404m)

A versatile space that leads to the living room and kitchen and also has the staircase leading to the first floor. Offering a variety of uses such as a dining area, child's play area, study etc it benefits from coving to the ceiling. Staircase to the first floor accommodation.

#### Living Room

11' 10" plus bay x 14' 5" (3.618m x 4.404m)

Pleasantly presented and having a uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Living flame fire with surround is not connected to the bottles gas.

#### Breakfast Kitchen

9' 5" x 14' 5" (2.867m x 4.404m)

This lovely kitchen offers a good array of fitted wall and base units with complementary work surfacing and breakfast bar area. Circular stainless steel sink and drainer. Space to accommodate a dishwasher and larger fridge freezer. Underlighting to the wall

units. Electric cooker point. Central heating radiator. uPVC double glazed window to the rear elevation. Walk in pantry.

### Dining / Sitting Room

9' 5" x 14' 5" (2.865m x 4.394m)

This versatile space could be used as a dining room or sitting room and has coving to the ceiling. Bi folding doors leading through into the conservatory. Central heating radiator. Storage cupboard.

### Conservatory

14' 11" x 13' 3" (4.541m x 4.029m)

uPVC double glazed with French doors to the rear elevation.

### Lobby

5' 1" x 7' 2" (1.544m x 2.180m)

uPVC double glazed entry door to the aside elevation. Fitted with with storage base units.

### Utility

7' 6" x 7' 2" (2.293m x 2.172m)

uPVC double glazed entry door to the side elevation. Electric radiator. Fitted with wall and base units with roll edged work surfacing with inset stainless steel sink. Plumbing for a washing machine. Floor standing boiler.

### Shower Room

4' 7" x 7' 1" (1.400m x 2.168m)

uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and shower cubicle with electric shower. Splashback tiling. Electric radiator. Two pin plug sockets. Fitted extractor.

### First Floor Landing

uPVC double glazed window to the side elevation. Coving and down lighting to the ceiling. Loft access.

### Bathroom

5' 8" x 6' 8" (1.720m x 2.033m)

uPVC double glazed window to the side elevation. Fitted with a vanity wash basin and w.c set into a modern unit. Panelled bath with a shower folding screen and shower fitment. Central heating radiator. Tiled splashback. Two pin plug sockets. Fitted extractor.

### Bedroom One

11' 10" at its maximum x 14' 6" (3.616m x 4.409m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Door to ensuite.

### Ensuite Shower Room to Bed One

uPVC double glazed window to the side elevation. Central heating radiator. Fitted with a pedestal wash basin, w.c and shower cubicle. Tiled splashback. Fitted extractor. 2 pin plug sockets.

### Bedroom Two

9' 7" x 11' 6" (2.912m x 3.512m) max

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

### Ensuite Cloakroom to Bedroom Two

5' 10" x 3' 8" (1.790m x 1.128m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c and pedestal wash hand basin. Central heating radiator. Down lighting. Fitted extractor. 2 pin plug sockets

### Bedroom Three

8' 10" x 10' 10" (2.687m x 3.308m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling. Fitted storage cupboard.

### Bedroom Four

9' 7" x 7' 5" (2.922m x 2.259m)

uPVC double glazed window. Central heating radiator.

### Outside

The property is set upon this lovely sized plot which has a wide frontage with lawned area and double width driveway creating ample off street parking. The driveway continues down the side elevation of the property through gated access and under a car port. The rear garden is ideal for the family market with an expanse of lawn and patio areas with the remainder of the garden complemented with established shrubs and plants. Large detached garage.

### Garage

17' 7" x 8' 10" (5.369m x 2.691m)

With up and over door to the front elevation and having side personal door. Internal light and power points. The garage also has store connected to the rear.





**Store**

5' 3" x 8' 9" (1.605m x 2.676m)

uPVC double glazed window to the rear elevation. Side entry door. Light and power.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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 E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



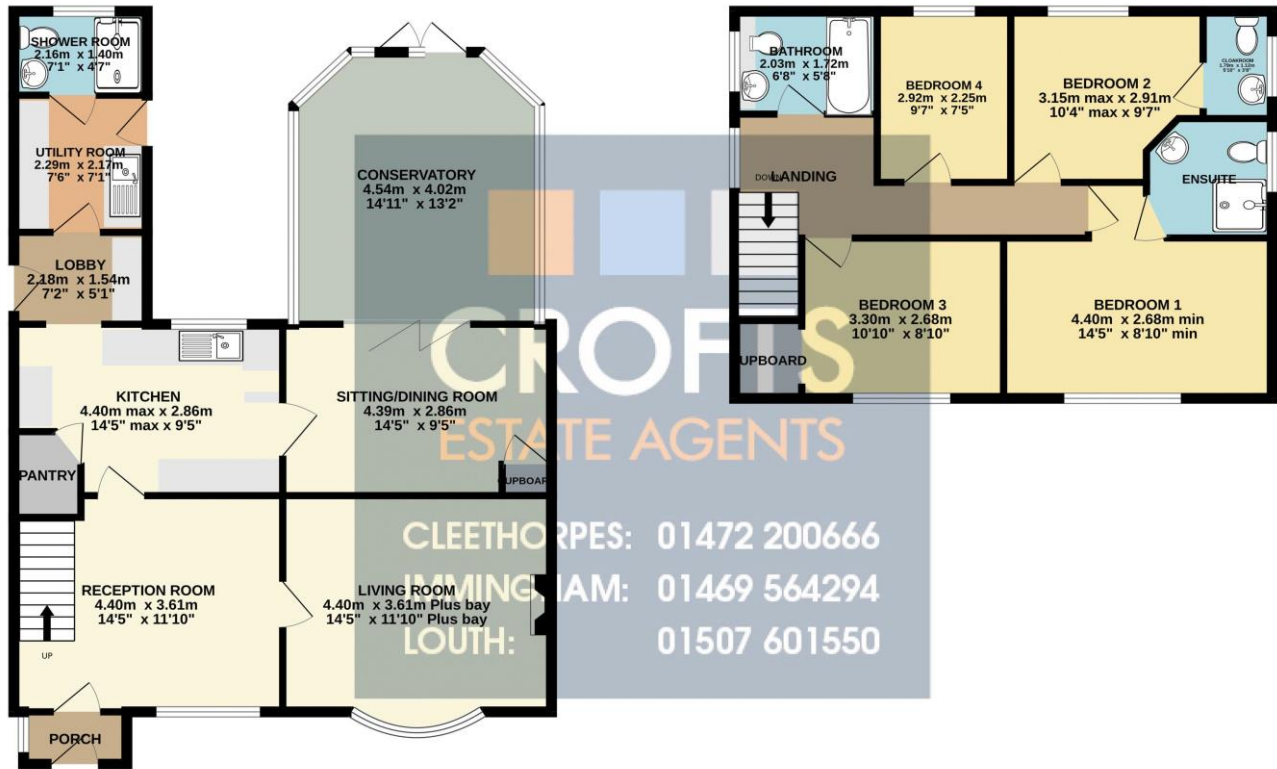


OPEN 7 DAYS A WEEK

|                    |   |
|--------------------|---|
| 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  
87.5 sq.m. (941 sq.ft.) approx.

1ST FLOOR  
56.9 sq.m. (613 sq.ft.) approx.



TOTAL FLOOR AREA: 144.4 sq.m. (1554 sq.ft.) 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.  
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