# **CROFTS ESTATE AGENTS** PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294



Manor Farm Louth Road Fotherby LN11 0UG

Offers in the Region Of £975,000 Welcome to Manor Farm, a fabulous and very versatile EIGHT bedroom detached house, situated on the outskirts of Louth. This unique home which is set within a quiet and secluded area stands on a large plot, occupying approximately 1.25 acres (STS) and boasts beautiful scenic views across the Lincolnshire Wolds. Having been extended over the years, this spacious home can be adapted to create a self contained annexe to the side or potentially an Air BnB, if required. The vast living accommodation extending to approximately over 5800 square feet comprises of large and welcoming hallway, lounge, two sitting rooms, dining room, two conservatories, third sitting room which is currently used as an office, gorgeous kitchen, ground floor bedroom, bathroom and WC. Above the office and access via a spiralling stair case is a further two bedrooms. To the first floor you will find four bedrooms, three with en-suites and a family bathroom. Heading to the second floor are a further two bedrooms and a large landing space. Another key feature to this wonderful property is the large office space which is found above the double garage. Positioned on a large, mature plot with attached double garage, summer house, ample off road parking for multiple vehicles and motorhome and beautiful scenary.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed

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

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Lounge 14' 1" x 20' 4" (4.29m x 6.19m)

**Sitting Room** 10' 10" x 13' 8" (3.30m x 4.16m)

**Dining Room** 10' 8" x 13' 1" (3.25m x 3.98m)

**Kitchen** 17' 9" x 18' 0" (5.41m x 5.48m)

**Utility room** 8' 9'' x 17' 6'' (2.66m x 5.33m)

Second sitting room 21' 7" x 25' 3" (6.57m x 7.69m)

**Conservatory-one** 11' 5" x 16' 0" (3.48m x 4.87m) **Conservatory two** 17' 10" x 21' 9" (5.43m x 6.62m)

**Office** 18' 9" x 19' 6" (5.71m x 5.94m)

Bedroom 1 11' 10" x 18' 7" (3.60m x 5.66m)

**En-suite** 8' 9" x 13' 1" (2.66m x 3.98m)

Bedroom 2 14' 1" x 15' 11" (4.29m x 4.85m)

**En-suite** 6' 10" x 10' 3" (2.08m x 3.12m)

Bedroom three 9' 10" x 13' 1" (2.99m x 3.98m)

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Ensuite 6' 2" x 6' 11" (1.88m x 2.11m)

Bedroom 4 8' 10" x 11' 10" (2.69m x 3.60m)

Bedroom 5 13' 1" x 19' 4" (3.98m x 5.89m)

Bedroom 6 13' 1" x 14' 1" (3.98m x 4.29m)

Bedroom 7 12' 9" x 16' 1" (3.88m x 4.90m)

Bathroom 5' 11" x 7' 10" (1.80m x 2.39m)

**Ground floor bathroom** 5' 7'' x 9' 6'' (1.70m x 2.89m)

**Double garage** 17' 6" x 22' 11" (5.33m x 6.98m)

#### 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 F: To confirm council tax banding for this property please view the website- <u>www.voa.gov.uk/cti</u>

#### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

#### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.

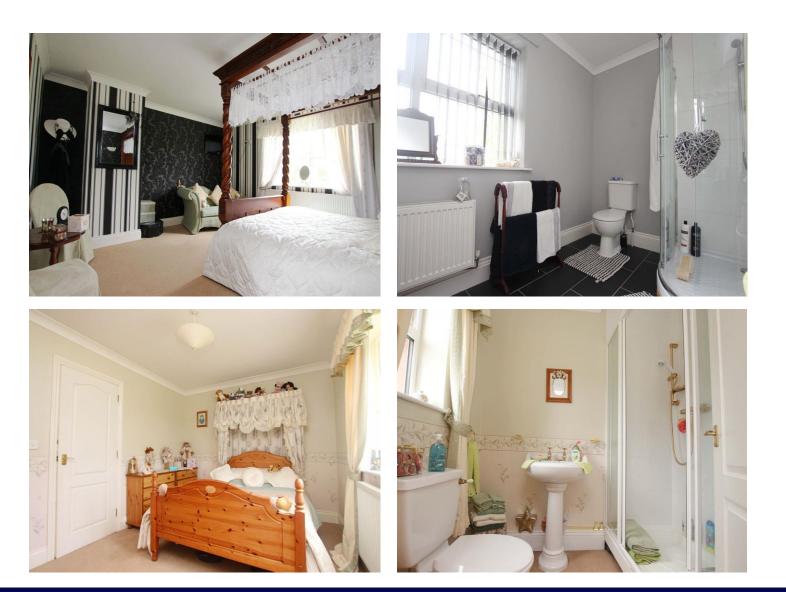




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GROUND FLOOR 3112 sq.ft. (289.2 sq.m.) approx.



1ST FLOOR 1117 sq.ft. (103.8 sq.m.) approx.



2ND FLOOR 590 sq.ft. (54.8 sq.m.) approx.



ANNEXE 499 sq.ft. (46.4 sq.m.) approx.



OFFICE ABOVE GARAGE 513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 5832 sq.ft. (541.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wholws, 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 2024

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