



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



**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 scenery.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



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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)

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- www.voa.gov.uk/cti

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.

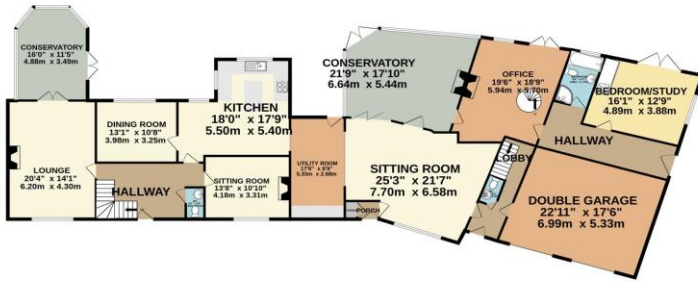
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.







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



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



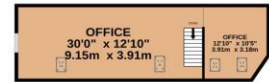
2ND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



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, 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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