



CROFTS ESTATE AGENTS

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



Pine Lodge
Walesby
LN8 3UN

Offers in the Region Of
£363,950

Crofts estate agents are delighted to offer for sale this amazing opportunity to purchase a lovely family home nestled within a large canopy of Woodland Pine Trees which occupies a truly amazing plot - An escape to the country. Located within the village of Walesby, an area of outstanding natural beauty, this property is sure to be popular and comes with viewing highly advised. Not to be missed, with a vast garden, an assortment of fruit trees, ample off road parking, a hot tub area, a greenhouse, . Internal viewing will reveal the entrance hall, lounge, kitchen, dining-sitting room, three bedrooms, an en-suite and bathroom. The property will be of interest to walkers, ramblers, bird watchers and nature lovers and is within easy commuting distance to Lincoln, Grimsby, Brigg, Scunthorpe and Louth - Market Rasen is nearby with an assortment of local amenities on hand.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals laminate flooring.

Lounge

14' 1" x 14' 11" (4.30m x 4.55m)

The lounge has dual aspect windows to the front and side elevation, a radiator and laminate flooring. There is also an open fire and access to the under stairs cupboard.

Kitchen

9' 5" x 14' 11" (2.87m x 4.54m)

The kitchen has a window to the side elevation, Oak flooring and range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and a dish washer.

Dining Room/Sitting Room

14' 10" x 13' 11" (4.52m x 4.24m)

With windows and French doors to the side elevation, a radiator and laminate flooring.

Bedroom Three

7' 7" x 12' 7" (2.31m x 3.83m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

En-suite

7' 1" x 4' 9" (2.16m x 1.45m)

The en-suite has a heated towel rail, tiled floor and a suite with a WC, basin and shower cubicle with an electric shower.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

10' 7" x 15' 2" (3.23m x 4.62m)

Bedroom one has a window to the front elevation, a radiator and wooden flooring. There is also a shower cubicle with a mains shower.

Bedroom Two

9' 11" x 9' 0" (3.02m x 2.75m)

Bedroom two has a window to the side elevation, a radiator, carpeted floor and built in wardrobes.

Bathroom

6' 7" x 5' 8" (2.00m x 1.72m)

The bathroom has a window to the rear elevation, partially tiled walls, a heated towel rail and laminate flooring. There is also a WC, basin and a bath.

Outside

Electric gates open to the reveal access to the property and then further gates reveal access to the rear garden. There is a large lawn area to the side, a low maintenance area to the front and countryside views also from the front. With an assortment of fruit trees, trees, plants and shrubs this will be a gardeners paradise. The rear garden houses a 16x8 Rhino greenhouse with an established Black Hamberg Grapevine. There is also a secure cabin with electrics and fully lined. There are multiple entertaining areas throughout, a double carport and an abundance of off road parking. In short, the garden spaces to this property are the cherry on any cake and will make the ideal setting for people who love to entertain, have children to play or even to create the good life.

Tenure

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

Services

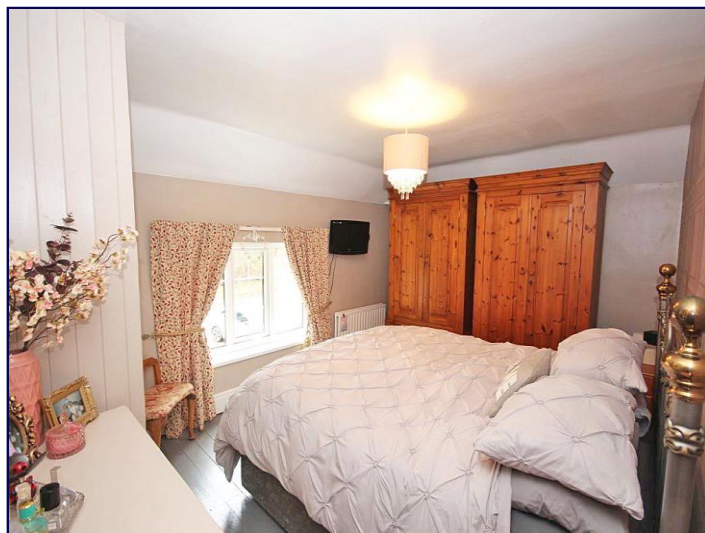
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

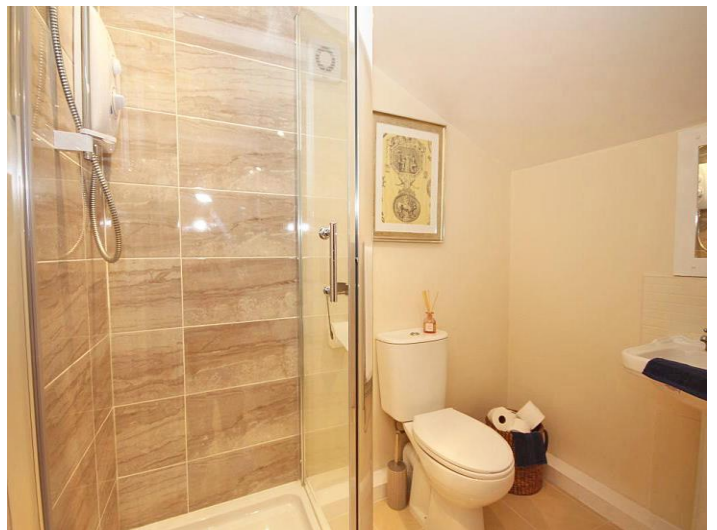
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





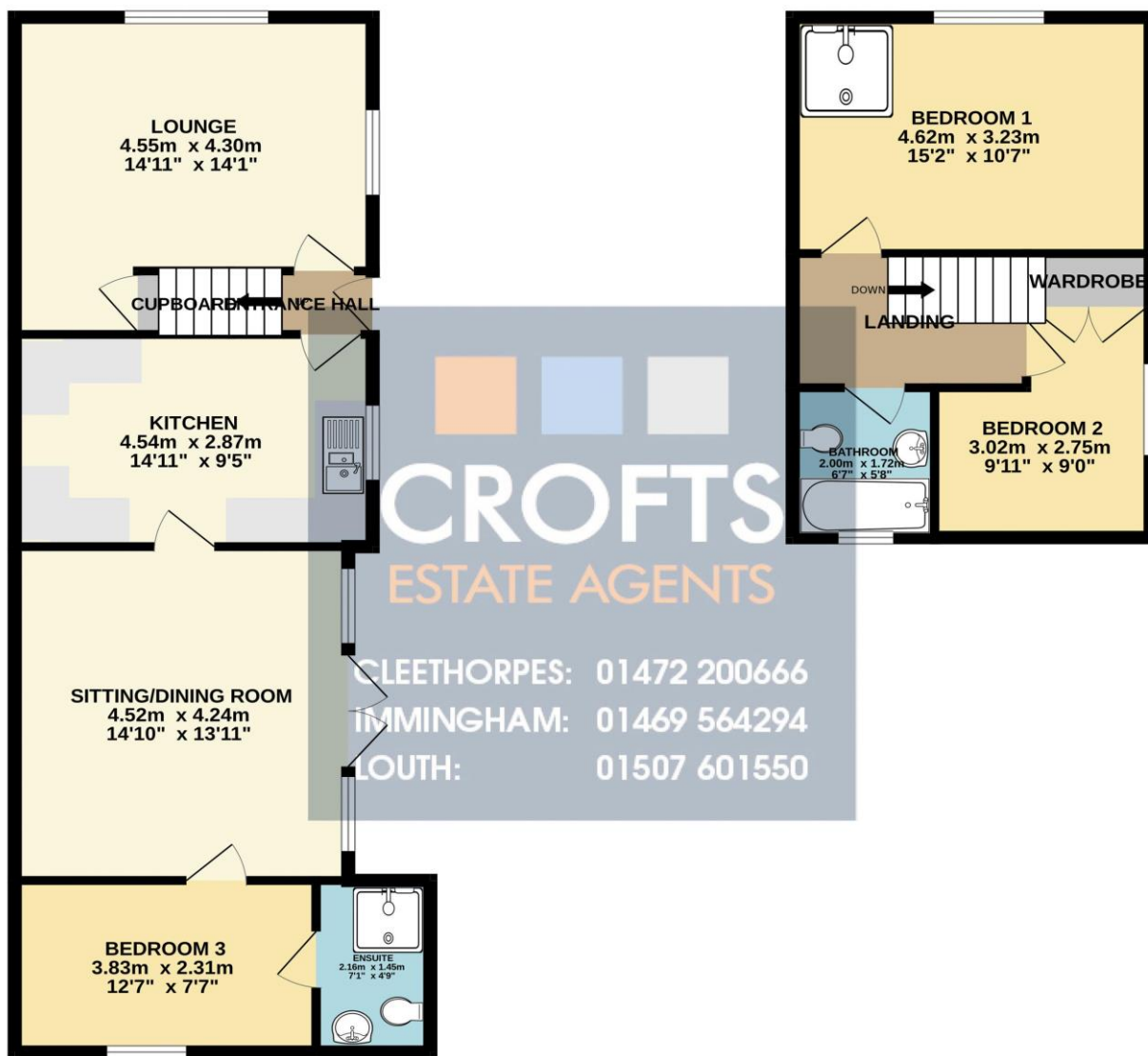


OPEN 7 DAYS A WEEK

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
63.8 sq.m. (687 sq.ft.) approx.

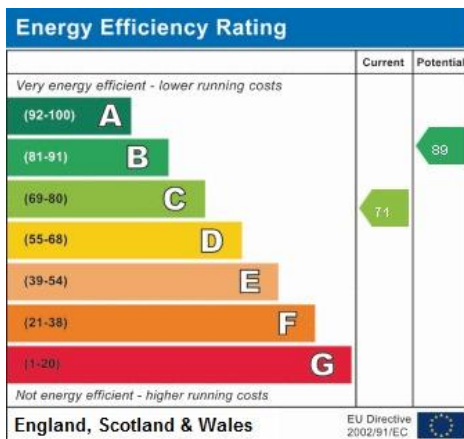
1ST FLOOR
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 95.8 sq.m. (1031 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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