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



**New Street
Aby
LN13 0DH**

£250,000

A charming and characterful four bedroomed detached period cottage has been extended and enhanced by the current owner to provide over 1,600 sqft over three floors. Aby is small rural village lying at the base of the Lincolnshire Wolds, just 2 miles off the the A16, making this easily accessible for both the market towns of Louth, Alford and the Lincolnshire coast. Bright and stylish interiors, with a cottage feel throughout, offer an entrance hall, ground floor cloaks/shower room, three reception rooms, conservatory, large breakfast kitchen with separate utility and boot room off. The property has a master bedroom suite to the top floor, with three further good sized bedrooms and large family bathroom to the first floor. Off street parking and detached garage. Courtyard gardens to the front and side. The rear gate is a good size with enclosed with a large summer house and backs into fields at the rear. An internal viewing is recommended.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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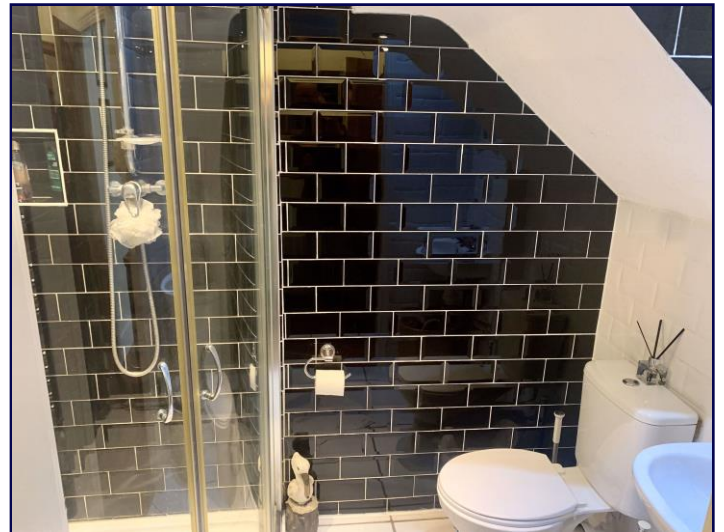
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Location

Aby is a small rural village with a Church and a public house, which lies on the edge of the Lincolnshire Wolds, an area of outstanding natural beauty. It is also conveniently located approx. 2 miles from the A16 making it an ideal base for commuting to both Alford and Louth, offering a choice of amenities including shops, leisure facilities and well regarded schooling. The property itself lies within the catchment area for Queen Elizabeth Grammar School, Alford, which is one of the top performing Grammar schools in the country. The property is close to many local walks and is beautiful Lincolnshire coast is only 9 miles away.

Entrance Porch

A cottage style side porch with pitched roof.

Entrance hall

3' 11" x 6' 7" (1.20m x 2.00m)

A frosted uPVC door opens into a welcoming hall with a quarry tiled floor, coving to coving, cast iron style radiator and staircase to the first floor.

Dining Room

13' 0" x 12' 11" (3.96m x 3.94m)

A stunning large open brick fireplace with multi fuel burner greets you when you walk in this large dining room, which gives it a real cosy feel. Cast iron style radiator, uPVC double glazed window overlooking the rear garden and full width bi-folding timber doors to the Lounge, which creates a get entertaining space. Coving to ceiling. Oak laminate flooring.

Lounge

11' 0" x 13' 3" (3.35m x 4.03m)

Situated at the front of the property with a original cast iron fireplace with slate surround and tiled inset, open grate and hearth. The room has uPVC double glazed window to the front, coving to ceiling, oak laminate flooring, cast iron style radiator and bi-folding doors to the dining room.

Sitting Room/Study

14' 10" x 9' 11" (4.52m x 3.02m)

Formerly the post office, this room is currently arranged as a study cum sitting room with UPVC double glazed window to the front, original wood panel walls and ceiling. Cast iron style radiator. Oak laminate flooring.

Breakfast Kitchen

10' 10" x 13' 11" (3.30m x 4.23m)

A spacious breakfast kitchen with a comprehensive range of white shaker style wall and base units to three sides, with solid wood surfaces incorporating a Belfast sink with mixer tap and ceramic mounted drainer. Integrated electric oven and induction hob with chimney extractor hood over. Splashback tiling to walls. Quarry tiled floor. Plumbing for dishwasher. Downlighting to ceiling. Cast iron style radiators. LPG combination boiler which supplies the central heating and hot water. Two uPVC double glazed windows give this kitchen and bright and airy feel.

Conservatory

9' 0" x 8' 6" (2.75m x 2.58m)

The conservatory looks out to the rear garden and has uPVC French doors and windows with blinds over brick base with frosted ceiling and quarry tiled floor.

Utility room

6' 5" x 9' 8" (1.96m x 2.95m)

A large utility room has space for a washer and separate drier, under grey worktop and shelving over. The room has painted walls and quarry tiled floor.

Boot Room

4' 5" x 9' 8" (1.34m x 2.95m)

A large boot and cloaks room with sliding door off the utility has quarry tiled floor.

Stairs and landing

The stairs and landing lead to a spacious landing with picture UPVC double glazed window to the rear and further staircase to the second floor. Coving to ceiling, cast iron style radiator and built in storage.

Bedroom Two

13' 0" x 13' 3" (3.95m x 4.05m)

A double and the largest bedroom on this floor has uPVC double glazed window to the rear, coving to ceiling, built in storage and radiator.

Bedroom Three

11' 0" x 13' 4" (3.36m x 4.06m)

Another large double bedroom with uPVC window to the front, built in wardrobe, radiator, coving to ceiling and feature open brick fireplace.

Bedroom Four

5' 9" x 10' 0" (1.75m x 3.06m)

A good sized single bedroom with uPVC window to the front, coving to ceiling and radiator.

Family Bathroom

8' 4" x 6' 6" (2.55m x 1.99m)

A good sized bathroom has free standing claw foot bath with complimentary high flush WC and pedestal wash basin basin. Natural tone tiling to floor and half walls. uPVC double glazed frosted window to the side. Coving to ceiling with downlighters.

Stairs and 2nd floor landing

The stairs to the second floor turn 90 twice to land into a large landing area which was once planned to be made into an en suite and is currently arranged a sitting area. Velux window.

Bedroom One

14' 10" x 14' 8" (4.52m x 4.47m)

The main bedroom has two Velux windows with fitted blinds, grey carpet, white walls, three way light and eaves storage.

Garage

19' 11" x 8' 10" (6.07m x 2.69m)

The garage is a concrete structure with corrugated roof, metal up and over door to the front, two windows to the rear and timber door to the side.

Front garden and parking

The front garden is low maintenance concrete and gravel paths to the front door with concrete parking in front of the garage for 2 cars. There is a low wall with iron gates to both the drive and pedestrian access. Side garden is gravelled with a cottage garden feel.

Rear garden

The enclosed rear garden is laid to lawn with planted borders, patio terrace area, timber garden shed and large summer house which makes a great garden room or home office. The rear garden backs onto open fields.

Tenure

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

Services

Mains electricity, water and drainage are understood to be connected. LPG provides the power for the boiler. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

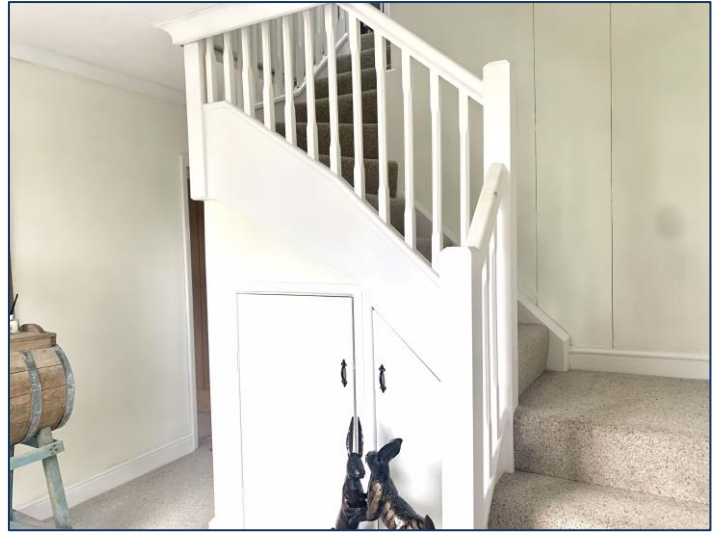
Viewings

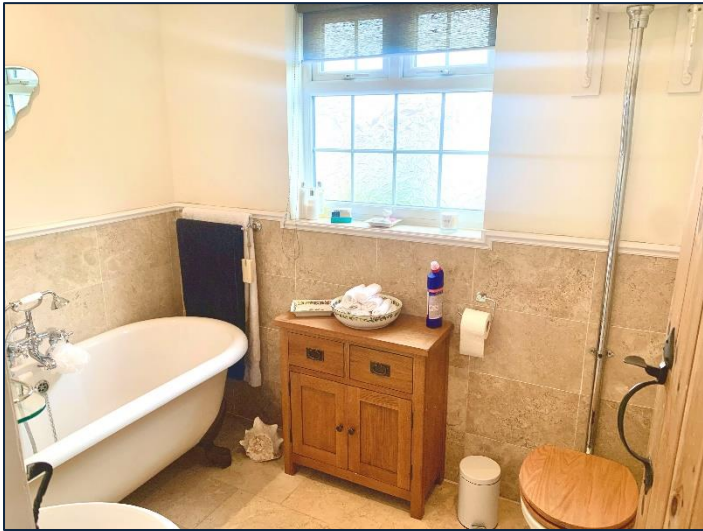
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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
100.1 sq.m. (1078 sq.ft.) approx.

1ST FLOOR
50.3 sq.m. (541 sq.ft.) approx.

2ND FLOOR
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA: 180.1 sq.m. (1938 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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