



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



2a Javelin Road Manby LN11 8UA

**Offers in the Region Of
£470,000**

Set in OVER 1.25 ACRES this impressive FIVE BEDROOM DETACHED HOUSE offers the chance for you to live the GOOD LIFE. Stunning gardens contain various fruit trees and soft fruits, there is a log store, large fruit cage, secure chicken run, large polytunnel, storage shed, 2 car ports and an ornamental pond. There is even the potential for part of the garden to be used as a pony paddock. Inside the property sprawls sideways and back with no less than FIVE RECEPTION ROOMS including an open plan kitchen dining breakfast and living room. The property ticks all the boxes you would expect from a modern home with ground floor wet room and utility room. The first floor offers a stunning master suite with walk in living area which could be a dressing room plus an en-suite shower room. There is a beautiful family bathroom with claw foot bath and separate shower plus three further double rooms and single bedroom. Situated on a private road; to the front, parking is provided by a tall gated block paved frontage with space for multiple vehicles plus caravan if required. There is nearly too much to mention so it is safe to say that the best way this property can be fully appreciated is to come and visit for yourself!

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 :

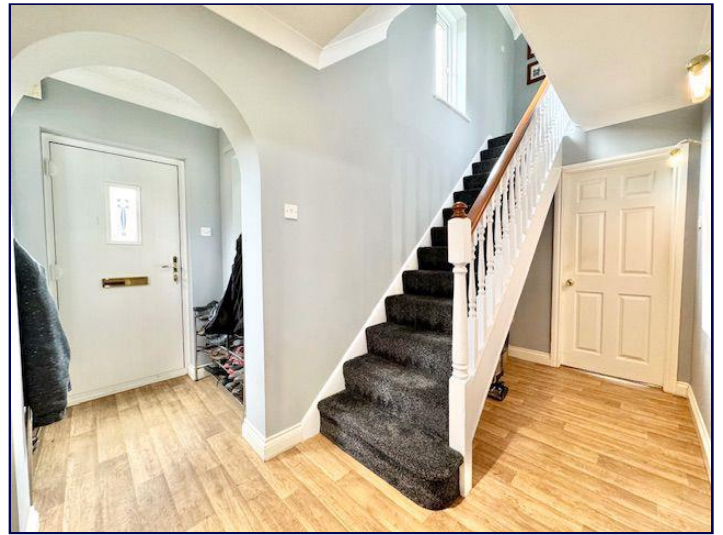
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Entrance hall

10' 8" x 13' 0" (3.26m x 3.97m)

An L shaped entrance hall has two uPVC windows to the side of the porch, uPVC composite door, wood effect vinyl flooring, grey decor to coving, two down lights and radiator with cover.

Kitchen breakfast room

18' 8" x 9' 6" (5.68m x 2.90m)

Open plan and arched to the living room the breakfast kitchen has solid wood kitchen with wall and base units to three sides with polished granite work tops over having a routed sink drainer. There is an integral gas hob with extractor over, electric oven grill and built in dish washer and fridge, brown tiled splash backs, complimentary tile effect vinyl floor, green decor to coving, uPVC window with blind to both the front and back, space for table and chairs, two pendant lights, radiator and under unit lighting.

Living room

19' 2" x 10' 11" (5.83m x 3.32m)

Open plan to the kitchen breakfast room and having bi-folding double doors to the sun room the living area has the benefit of a Parkray Double Double Consort 7 Multi fuel stove which faces two ways into this room and the lounge. The room has uPVC French doors to the patio and window to the opposite side with, radiator with cover, striped carpet and two pendant and two wall lights.

Sun room

15' 5" x 11' 1" (4.71m x 3.38m)

The sun room was formerly a conservatory but now has a well fitted solid insulated ceiling. The room has uPVC windows to all sides with fitted blinds, striped carpet, two pendant lights and radiator with cover.

Lounge

18' 8" x 11' 6" (5.68m x 3.50m)

A large peaceful lounge benefits from the double log burner with large brick fireplace dominating and providing a focal point for the room. The room has two uPVC windows to front and back with fitted blinds, pale green carpet, green and white decor with feature beamed ceiling creating further character. The room has three wall lights and radiator.

Music room

11' 11" x 8' 11" (3.64m x 2.72m)

Coming off the lounge the music room is flexible in its use with windows to three sides with blinds and uPVC doors to the side patio area. The room has two tone blue decor, pale green carpet, pendant light and radiator.

Reception

14' 2" x 11' 4" (4.31m x 3.46m)

A further reception room off the kitchen is currently used as an office but is again flexible in its use. The room has been slightly extended forward into the private front area with uPVC French doors allowing sun in and you out. The room has green decor to coving, wood laminate flooring, radiator, and pendant light.

room

Utility room

7' 4" x 15' 4" (2.24m x 4.67m)

A good-sized utility room has kitchen units and work top to one side with sink drainer and plumbing and space for washing machine. This room has space for the large floor standing Weissman hot water and heating boiler plus space for an American style fridge freezer. The room has uPVC frosted door to the outside and door to the garage, white decor to coving, two pendant lights and down light plus tile effect vinyl flooring.

Ground floor wet room

8' 3" x 6' 1" (2.51m x 1.85m)

A modern ground floor wet room with shower white sink and WC, underfloor heating, frosted uPVC window, chrome heated towel radiator, extractor, four spot lights and grey fully tiled splash back walls.

Stairs and landing

The stairs and landing have dark grey carpet, uPVC window to the front, grey decor to coving, three down lights, radiator with cover, loft access and an airing cupboard.

Bedroom One

11' 1" x 16' 11" (3.38m x 5.15m)

The largest bedroom has built in wardrobes and storage units to two sides with Velux window, grey carpet, blue decor, vertical white radiator, and ceiling light.

En suite

6' 9" x 5' 7" (2.06m x 1.71m)

A stunning en-suite has large walk-in low threshold shower with glass screen, WC and matching white vanity sink, grey tile effect vinyl floor, white towel radiator, black splash back aqua boarding, Velux window, ceiling light and white decor.

Bedroom Two

11' 3" x 10' 10" (3.43m x 3.31m)

With uPVC window to the rear, neutral decor to coving, beige carpet, pendant light, and radiator with cover. Fitted wardrobe.

Bedroom Three

9' 7" x 10' 0" (2.93m x 3.04m)

With cream carpet, two tone blue and cream decor to coving, radiator with cover, uPVC window to the rear, pendant light and vanity sink.

Bedroom Four

7' 7" x 9' 11" (2.32m x 3.02m)

A fourth double bedroom has uPVC window to the front, grey decor, grey carpet, pendant light, two radiators with cover and built in over stairs storage cupboard/wardrobe.

Bedroom Five

8' 7" x 10' 0" (2.62m x 3.04m)

Presently used as a dressing room/office this large single is not far off a double room. The room has uPVC window to the front with blind, grey decor and carpet, radiator with cover, fitted wardrobes and pendant light.

Family Bathroom

7' 8" x 11' 5" (2.33m x 3.49m)

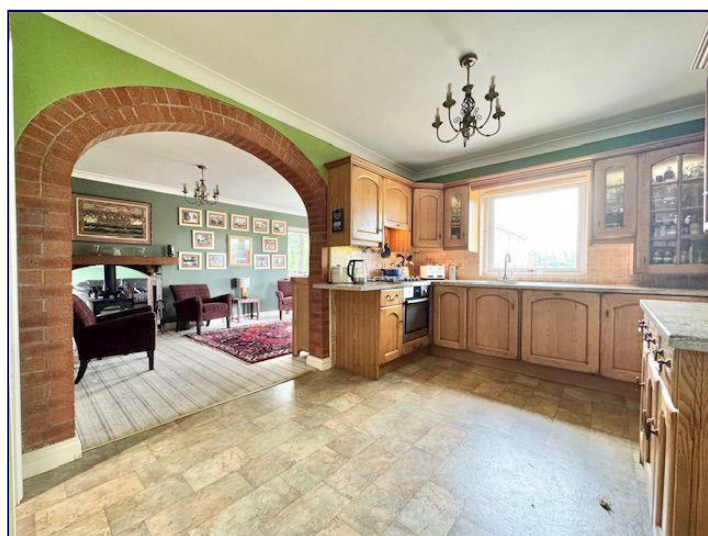
A stunning family bathroom has free standing claw foot bath, separate large quarter shower with sliding curved door with matching white self-cleaning WC and sink. The room has slate effect tiled floor and walls, grey decor, chrome radiator, ceiling light and uPVC window and blind to the rear.

Front garden and parking

Screened from the road by mature hedge and conifers plus high timber gates the front garden is primarily laid to block paving, with the two garages plus car port to the side. With a garden area to the other side which laid to patio and lawn with double patio doors providing access from the music room. Bespoke tall iron railings and gate make the rear garden secure for dogs and children.

Rear garden and land

Of the 1.25-acre plot, precisely one acre of it is the main garden. Cleverly and interestingly separated into areas by the current owners with boundless possibilities for future use. To the side of the house is a lawned and very private rose garden. Continuing to the rear with covered car port to one side there is a large patio area to enjoy the views of the ornamental tended garden with neat lawns island beds and curved gravel paths. Bordered on one side by a border of flowers and shrubs and on the other a spectacular rose hedge. The split path leads to a large ornamental pond with water feature willow withy and bamboo grove. To the right as you look out are 2 wild flower meadows, a very large fruit frame and vegetable plot beyond. Behind the pond area there is a further wild flower meadow, grass, a soft fruit garden fruit trees and ornamental trees. The current owners have successfully grown a huge variety of fruit and vegetables and raised ducks, chickens, and quail.



Second driveway, side garden and outbuildings

A separate open fronted concrete driveway entrance immediately provides more off-road parking if it were ever needed with farm style timber gates to another interesting area. This is where one finds another timber car port with open front, large timber-built log store which does exactly what it says on the tin, Secure chicken run, access to further storage and a large polytunnel with raised beds, gate to main house all enclosed with new timber fencing to all sides.

Double Garage

The garages are currently sectioned off into storage and a workshop but could easily be converted back to a double garage.

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.

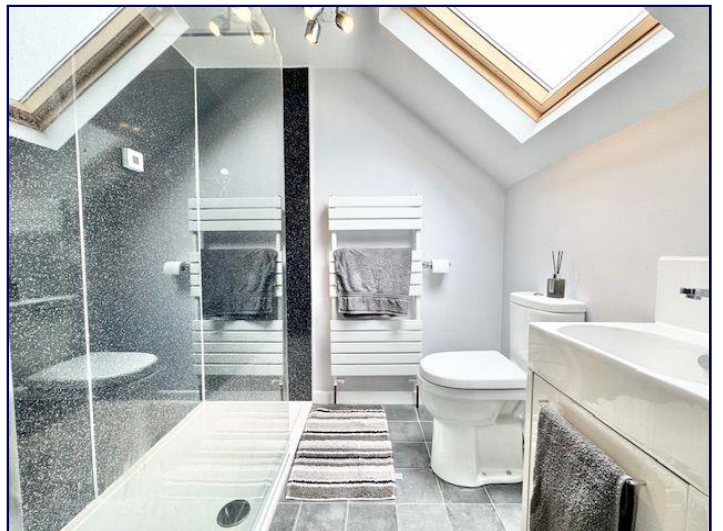
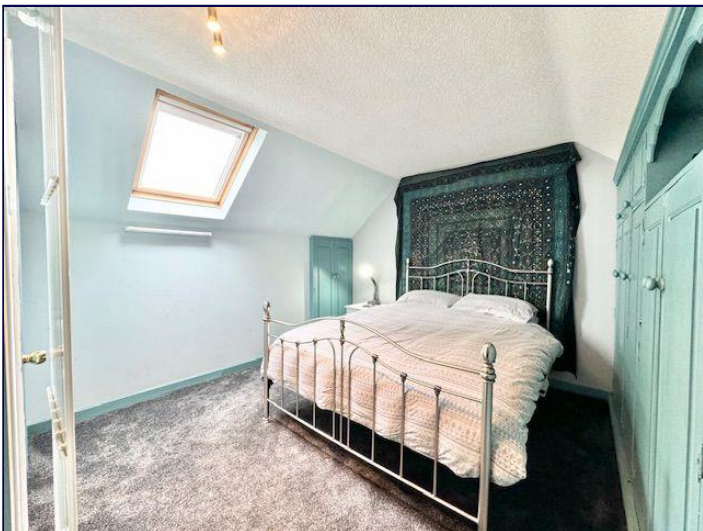
Viewings

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

Council Tax Information

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

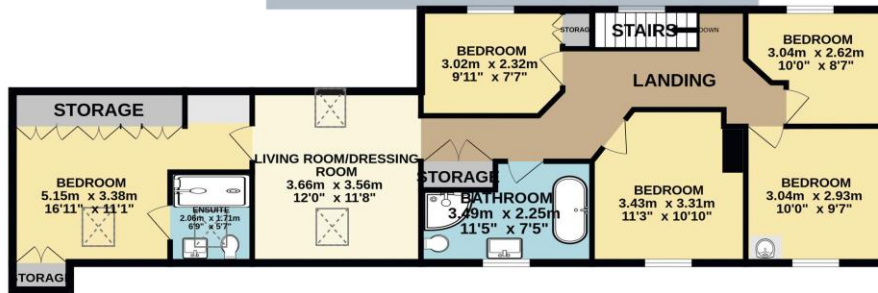




OPEN 7 DAYS A WEEK

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
153.1 sq.m. (1648 sq.ft.) approx.



TOTAL FLOOR AREA : 244.1 sq.m. (2628 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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