



CROFTS ESTATE AGENTS

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



**Main Street
Fulstow
Louth
LN11 0XF**

**Offers in the Region Of
£255,000**

An ideal family home, situated in a lovely village setting, a must to view. Extended to the rear and side to really maximise the living spaces and give a lovely open plan flow. The village is set between the towns of Louth and Grimsby and therefore benefits from a wide variety of amenities in both. Internal viewing will reveal the entrance hall which has the first extension to the side with a room that can be used in many ways. The lounge has an open fire and the room flows into the kitchen which then flows into the dining room. To the first floor there are three bedrooms and the bathroom. Externally there are gardens to the front and rear, a driveway for off road parking and a range of secure outbuildings with power, one has been made into a cozy bar. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a radiator and a tiled floor. There is also access to the under stairs cupboard.

Study/Boot Room/Storage

8' 0" x 6' 10" (2.44m x 2.09m)

With a window to the front elevation, sliding patio doors to the side and a tiled floor.

Lounge

12' 11" x 11' 11" (3.94m x 3.62m)

The lounge has a bay window to the front elevation, a radiator and a tiled floor. There is also an open fire.

Kitchen

8' 11" x 16' 8" (2.71m x 5.08m)

The kitchen has a window to the rear elevation, a tiled floor and a range of fitted units, one half in a high gloss and the other half in a stylish blue. With a sink and drainer, electric oven, combi microwave, hob and an extractor over.

Dining area

15' 1" x 9' 1" (4.60m x 2.76m)

The dining area has a door to the side elevation with a window either side and a tiled floor.

First Floor Landing

With a window to the side elevation, a radiator and a carpeted floor. There is also a door to the attic room.

Bedroom One

10' 11" x 12' 0" (3.33m x 3.65m)

Bedroom one has a window to the rear elevation, a radiator and a wooden floor.

Bedroom Two

11' 1" x 8' 0" (3.37m x 2.44m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Three

7' 8" x 8' 5" (2.34m x 2.56m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 5" x 7' 5" (1.65m x 2.25m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a tiled floor. There is a white suite with a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

Attic

11' 6" x 12' 3" (3.50m x 3.74m)

With a skylight window and laminate flooring, a good space for storage or as a hobby room.

Outside

With a tidy frontage providing ample off road parking, established shrubs and a secure timber outbuilding. The rear garden is low maintenance with a decked area, patio area, both ideal for alfresco dining and is enclosed by perimeter fencing. There are also further timber storage buildings. one being equipped as a bar, one equipped as a work shop, all benefitting from have electrics. An area with a fitted Pizza oven also compliments the rear garden.

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, 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

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 for 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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau 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
55.3 sq.m. (595 sq.ft.) approx.

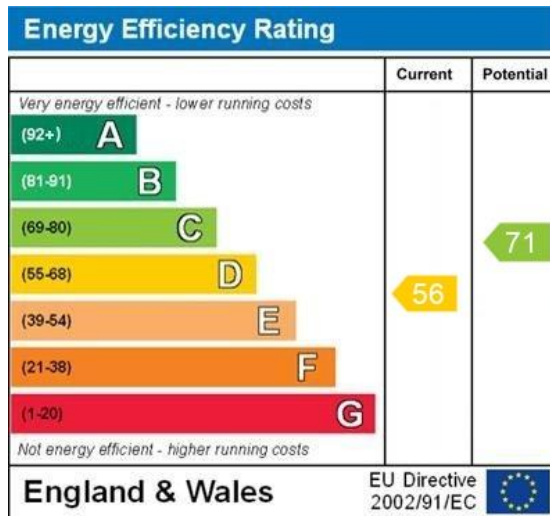
1ST FLOOR
36.5 sq.m. (392 sq.ft.) approx.

2ND FLOOR
11.3 sq.m. (122 sq.ft.) approx.



TOTAL FLOOR AREA : 103.1 sq.m. (1109 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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