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



**Windrush Church Lane
Utterby
LN11 0TH**

**Offers in the Region Of
£299,995**

Coming to the market with NO FORWARD CHAIN is this deceptively large three bedroom detached chalet style house. Positioned not too far off the main road to Louth with easy access back to Grimsby and the Wolds on 0.15 acres, this potentially lovely family home in is need of some degree of TLC to bring it back up to date and to fulfil its potential. Briefly comprising entrance hall and porch, huge lounge, dining room, conservatory, kitchen, utility, family bathroom and bedroom to the ground floor and with two large double bedrooms, master bathroom and master en suite to the first floor, the property also benefits from attached integral garage. Parking is further enhanced to the front on large concrete driveway for multiple vehicles including camper or caravan with lawn and block paving. The south facing rear garden is enclosed with good screening with neat lawn and patio area. The plot is primed for improvement and is just waiting for its buyer with the vision to do so...

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 porch

4' 4" x 3' 2" (1.31m x 0.97m)

uPVC frosted door on the side of the house, uPVC window, cream decor to coving and pendant light.

Entrance hall

10' 11" x 13' 0" (3.32m x 3.96m)

A good sized entrance hall has glazed wood door to side porch, cream decor to coving with dado, radiator and pendant light.

Lounge

15' 10" x 22' 10" (4.82m x 6.95m)

A huge lounge has four large uPVC windows to the rear, cream decor with coving, beige carpet, pendant light, two radiators, brick fireplace and pendant light.

Dining room

10' 11" x 9' 4" (3.32m x 2.85m)

A smaller side room is ideal for dining but could be a fourth bedroom if required but does have the conservatory coming off it with full length door and window. The room has cream decor with coving and dado, pendant light, radiator and cream carpet.

Conservatory

10' 9" x 10' 2" (3.27m x 3.10m)

The conservatory has brick base with windows to two sides, uPVC French doors to the rear patio.

Kitchen

10' 0" x 12' 7" (3.04m x 3.83m)

A fairly modern kitchen has white wall and base units with grey granite effect work tops over, one and a half stainless sink drainer, white tiled splash backs, grey tiled floor, integral oven grill, electric hob and extractor, cream decor to coving, radiator, three down lights and uPVC window to the front.

Utility

7' 10" x 5' 10" (2.40m x 1.79m)

The utility has white units with space and plumbing under for washing machine, there is a Belfast sink, grey tiled floor, white tiled splash backs, pendant light, coving, radiator and uPVC window to the front. There is a door into the garage from here too.

room

Bedroom Three

9' 9" x 9' 10" (2.97m x 3.00m)

A ground floor double bedroom has uPVC window to the front, cream decor to coving, pink carpet, pendant light and radiator.

Cloakroom

3' 10" x 6' 0" (1.17m x 1.84m)

The cloakroom has white WC and matching vanity sink with uPVC frosted window to the side, wood laminate floor, cream decor to coving, ceiling light, radiator and grey splash back tiling.

Stairs and landing

The stairs and landing have pink decor, cream decor, uPVC window, coving and two wall lights.

Bedroom One

14' 1" x 11' 11" (4.30m x 3.62m)

The main bedroom has cream decor, grey carpet, built in storage on both sides, radiator, wall lights, uPVC window to the front and grey carpet.

En suite

3' 1" x 7' 11" (0.95m x 2.42m)

The en suite is arched to the bedroom and has vanity sink, enclosed shower with grey splash back tiling, cream decor, grey carpet, three down lights and extractor.

Bedroom Two

11' 7" x 11' 1" (3.54m x 3.38m)

Another double bedroom to the first floor has cream decor, blue carpet, ceiling light, radiator and built in storage cupboards.

Family Bathroom

8' 8" x 5' 5" (2.64m x 1.66m)

The main bathroom has white three piece suite with jacuzzi bath, sink and WC, grey and white splash back tiling, wood laminate flooring, coving, two wall lights, white towel radiator and frosted uPVC window.

Rear garden

A good sized rear garden is laid to lawn with large conifer screening to the rear and fence to the sides. There is a slab patio area to the back of the house by the conservatory and a raised crazy paved area to the back corner of the garden plus pond which has been emptied.

Front garden and driveway

The front of the property has large open front concrete driveway to the garage for multiple cars, with spacious block paved paved and raised bed to side door. There is a neat lawn with large mature screening to the front and side.

Integral double garage

19' 9" x 15' 1" (6.03m x 4.59m)

The garage is a double and has uPVC window and door to the rear garden with up and over metal door to the front. The garage has power and light.

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



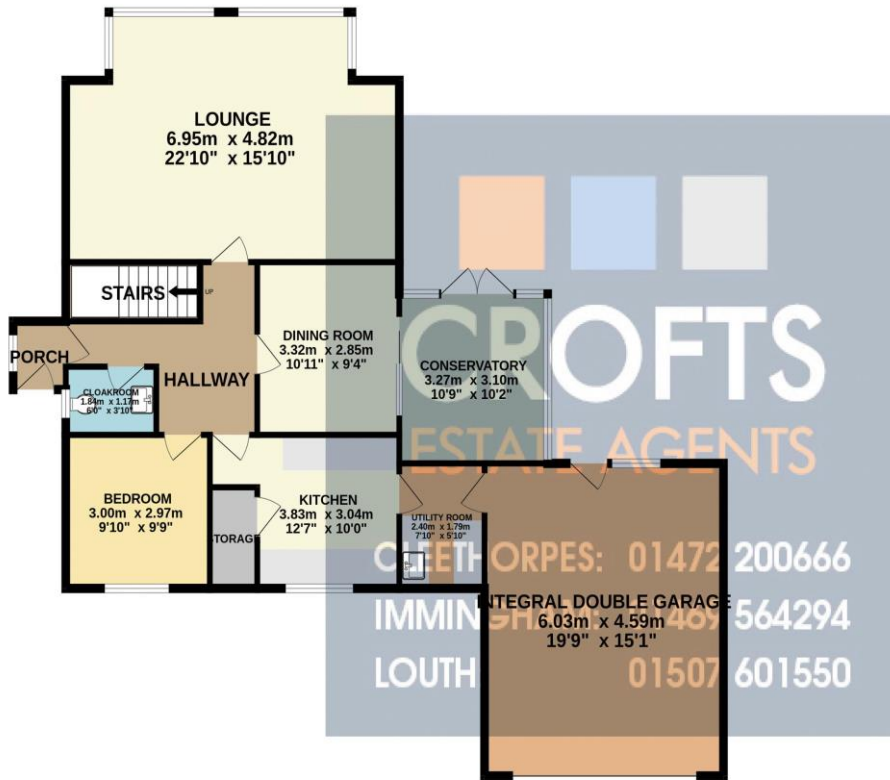




OPEN 7 DAYS A WEEK

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
120.5 sq.m. (1297 sq.ft.) approx.

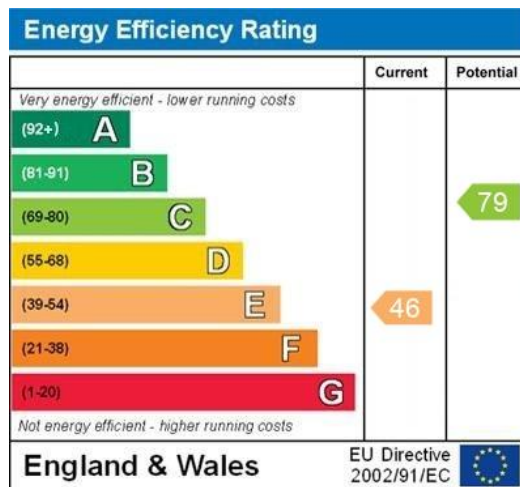


1ST FLOOR
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA: 162.8 sq.m. (1752 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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