



# 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



**Huttoft Road**

**Thurlby  
LN13 9JW**

**£499,950**

**DETACHED HOME - LAND AND STABLES - APPROX 1.41 ACRES - EQUESTRIAN** - An opportunity to purchase a lovely family located within a countryside village location. With garden spaces to all sides, off road parking through timber gates and a fantastic area for a horse if required, this property is the whole package and comes with viewing highly advised. Internal viewing will reveal the hall breakfast kitchen/kitchen-diner, lounge, sitting room, utility room, shower room, studio, three double bedrooms and a bathroom. With oil central heating and double glazing.

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### Entrance

A door provides access to the entrance area.

### Utility room

9' 3" x 4' 11" (2.82m x 1.49m)

The utility has a window to the front elevation, a radiator, tiled floor and plumbing for a washing machine.

### Kitchen/Diner

11' 10" x 19' 5" (3.61m x 5.92m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a radiator and a tiled floor. With a range of fitted units, a one and a half sink and drainer and plumbing for a dishwasher. There is also space for a dining table and chairs.

### Sitting Room

15' 9" x 12' 0" (4.80m x 3.65m)

The sitting room has dual aspect windows to the front and rear elevation, a radiator and laminate flooring. There is also a feature fire place.

### Hall

With a door to the front elevation, window to the rear, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Lounge

14' 0" x 15' 0" (4.27m x 4.56m)

The lounge has dual aspect windows to the front and side elevation, two radiators and a carpeted floor. There is also burner which makes a real cosy setting.

### Bedroom Three

13' 8" x 10' 3" (4.17m x 3.12m)

Bedroom three has dual aspect windows to the front and side elevation, a radiator and a carpeted floor.

### Shower Room

4' 8" x 9' 6" (1.43m x 2.89m)

The shower room has an opaque window to front elevation, a radiator and a tiled floor. There is also a white suite with a WC, basin and a shower cubicle with a mains shower.

### First Floor Landing

With a window to the front elevation and rear half way up the stairs, access to the loft and a carpeted floor.

### Bedroom One

14' 1" x 15' 0" (4.29m x 4.57m)

Bedroom one has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor. There is also a large walk in wardrobe.

**Bedroom Two**

8' 10" x 11' 2" (2.70m x 3.41m)

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

**Bathroom**

6' 6" x 8' 11" (1.98m x 2.71m)

The bathroom has dual aspect opaque windows to the front and side elevation, a radiator and a tiled floor. There is also a WC, basin over fitted storage and a free standing bath, There is also a built in cupboard.

**Outside**

Double gates provide ample off road parking. A further gate opens to reveal access to the property with gardens to all sides including patio areas ideal for alfresco dining, plenty of lawn areas with established shrubs and trees throughout. There is also a large stable and paddock area.

**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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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  
105.9 sq.m. (1140 sq.ft.) approx.

1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



**CROFTS**  
**REAL ESTATE AGENTS**  
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TOTAL FLOOR AREA : 149.1 sq.m. (1604 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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