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



Allenby Crescent

**Fotherby
LN11 0UJ**

**Offers in the Region Of
£425,000**

POSSIBLE ANNEXE - LARGE PLOT - Located within the village of Fotherby is this one of a kind opportunity to purchase a property which is much more than meets the eyes. With a large workshop/garage/boathouse which could be used for a home business, current use continued or subject to the necessary applications could be converted into an annexe or separate property. With ample off road parking through a gate and generous gardens to three sides with a vast lawn, established shrubs and also fruit trees. Internal viewing will reveal the entrance hall, lounge, kitchen, dining room, sun room, utility room, boot room, two double bedrooms, an en-suite and shower room. There is also a handy loft room which the current owners have set up as a bedroom but could also be used as a home office or man cave. The property also benefits from uPVC double glazing and oil central heating. Another plus point is the solar panel which provides hot water for the property.

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

13' 0" x 12' 6" (3.96m x 3.81m)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor. There is also a cosy burner.

Sun Room

12' 2" x 12' 2" (3.72m x 3.71m)

The sun room has dual aspect windows to the front and side elevation, French doors to the side, a carpeted floor and a further burner.

Dining Room

12' 11" x 9' 9" (3.94m x 2.96m)

The dining room has a window to the rear a radiator and a carpeted floor.

Kitchen

12' 1" x 10' 2" (3.68m x 3.10m)

The kitchen has a window to the side elevation, a tiled floor and a modern fitted kitchen with a one and a half sink and drainer, dual fuel Range and a dish washer.

Utility room

3' 7" x 10' 2" (1.10m x 3.10m)

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

Boot Room

7' 1" x 7' 9" (2.16m x 2.37m)

The boot room has tri aspect windows, a door to the side elevation and a tiled floor.

Shower Room

9' 1" x 4' 11" (2.76m x 1.49m)

The shower room has an opaque window to the rear elevation, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a large walk in enclosure with a mains shower.

Bedroom One

13' 0" x 12' 6" (3.96m x 3.82m)

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

En-suite

2' 7" x 9' 5" (0.80m x 2.86m)

The en-suite has a heated towel rail, tiled floor, WC, vanity basin and a cubicle with a mains and electric shower.

Bedroom Two

9' 10" x 14' 3" (2.99m x 4.34m)

Bedroom two has two windows to the rear elevation, a radiator, fitted wardrobes and a carpeted floor.

Loft Room

12' 10" x 16' 9" (3.92m x 5.11m)

The loft room has a staircase off the hall and reveals windows to the front and rear with a carpeted floor and an area with a wooden floor. Currently set up as a guest bedroom the room could be used in many other ways.

Outside

Situated within a generous plot of approximately 1/3 of an acre, with garden spaces to three sides with plenty of grass, established shrubs and fruit trees. There is also a lovely patio area ideal for alfresco dining. With ample off road parking through a timber gate. An area to grow your own fruit and vegetables is also set up and ready for the next owner to carry on.

The next is for the outbuildings

Workshop

23' 6" x 9' 8" (7.16m x 2.94m)

The workshop has dual aspect windows to the front and rear elevation, a door to the side and electrics. There is also a sink and drainer. Within the measurements is an outside WC with a basin and WC.

Boat House

22' 7" x 10' 10" (6.89m x 3.31m)

With an electric roller door and space to park a boat, motor home or van.

Garage

17' 5" x 10' 0" (5.32m x 3.06m)

The garage has an electric roller door.

Store

11' 9" x 10' 6" (3.59m x 3.19m)

The store is ideal for storage of logs etc.

Potting Shed

18' 7" x 6' 9" (5.66m x 2.05m)

With windows and a uPVC door to the front and rear.

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 D: 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.



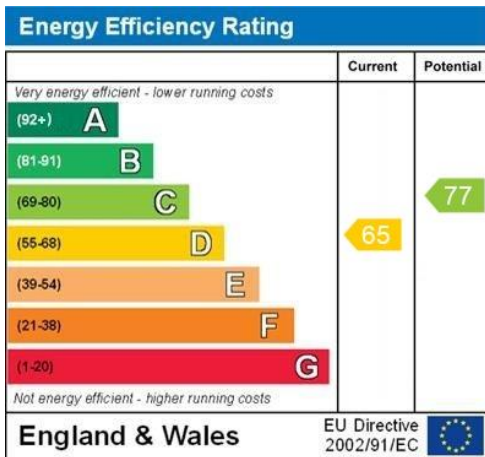
GROUND FLOOR
187.1 sq.m. (2014 sq.ft.) approx.

1ST FLOOR
19.8 sq.m. (213 sq.ft.) approx.



TOTAL FLOOR AREA : 207.0 sq.m. (2228 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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