



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



Kingfisher House Main Road Saltfleetby LN11 7SS

FIVE DOUBLE BEDROOMS - SOLAR PANELS FOR HOT WATER - OVERLOOKING A FISHING LAKE - SUPERBLY APPOINTED THROUGHOUT - Crofts estate agents are delighted to offer for sale this superb detached family residence which is located within an idyllic village location. Ideal for a variety of buyers this property comes to the market with viewing highly advised. The property was constructed to a high standard with Solid Oak woodwork throughout, NEFF kitchen appliances and all the space a family could ever need. Internal viewing will reveal the spacious and welcoming entrance hall, lounge, office, breakfast kitchen, dining room, utility room and WC all to the ground floor. To the first floor there are three double bedrooms and the bathroom. To the second floor there are a further two double bedrooms and a bathroom. The second floor could be an ideal scenario for a family with an older child as could create a bedroom and reception space with their own bathroom. Externally there are gardens to the front, side and rear with an abundance of off road parking and a large double garage with a stair case to a room upstairs. With uPVC double glazing, OIL central heating, under floor heating to all three floors and a speaker system fitted to the first two floors.

**Offers in the Region Of
£545,000**

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a welcoming entrance hall with an opaque window to the front elevation, access to the under stairs cupboard and Oak flooring.

Lounge

14' 7" x 20' 2" (4.44m x 6.14m)

The lounge has two sets of French doors to the rear elevation, Oak flooring and a gas fire.

Office

8' 6" x 13' 7" (2.60m x 4.15m)

The office has a window to the front elevation, French doors to the side elevation and Oak flooring.

Kitchen/Breakfast Room

14' 7" x 18' 8" (4.45m x 5.70m)

With a window and door to the rear elevation and Oak flooring. There is an extensive range of fitted units with Granite counter tops, a one and a half sink and drainer and feature Island with breakfast bar. With NEFF appliances including a dish washer, coffee machine, integrated microwave, two electric ovens, a FIVE ring gas hob and extractor over. There is also an under counter fridge and freezer and an American fridge-freezer which is plumbed for water and ice.

Dining Room

12' 2" x 17' 10" (3.70m x 5.44m)

The dining room has a window to the front elevation and Oak flooring.

Utility room

11' 0" x 5' 9" (3.35m x 1.75m)

The utility room has a window and door to the side elevation, a tiled floor, plumbing for a washing machine, a sink and drainer and fitted units.

WC

3' 1" x 5' 9" (0.93m x 1.75m)

The WC has an opaque window to the rear elevation, a tiled floor, WC and basin.

First Floor Landing

The first floor landing has a window to the front elevation and a carpeted floor.

Bedroom One

23' 7" x 15' 7" (7.20m x 4.75m)

Bedroom one has a tri aspect windows and a carpeted floor. There is also a large walk in wardrobe which also provides access through to the bathroom.

Bedroom Two

14' 7" x 20' 4" (4.45m x 6.19m)

Bedroom two has a window and French doors with a juliet balcony to the rear elevation and a carpeted floor.

Bedroom Three

12' 3" x 17' 10" (3.73m x 5.44m)

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

Bathroom

11' 3" x 8' 8" (3.43m x 2.64m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, an electric heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin, bath and a stand alone sauna shower.

Second Floor Landing

With a carpeted floor.

Bedroom Four

13' 5" x 17' 11" (4.09m x 5.47m)

Bedroom four has skylight windows and a window to the rear elevation and a carpeted floor.

Bedroom Five

13' 5" x 16' 0" (4.10m x 4.88m)

Bedroom five has a sky light window and a window to the rear elevation and a carpeted floor.

Bathroom

6' 1" x 10' 9" (1.85m x 3.28m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, an electric heated towel rail and a tiled floor. There is also a WC, vanity basin and a bath.

Double Garage

With twin up and over doors and electrics. There is also a fixed stair case leading to a room to the first floor.

Outside

With a vast space to the front providing ample off road parking a large family. With a gate to the side and rear into the rear and side gardens. With a large lawn, patio area and established shrubs and of coarse THAT VIEW over the fishing lake.



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.

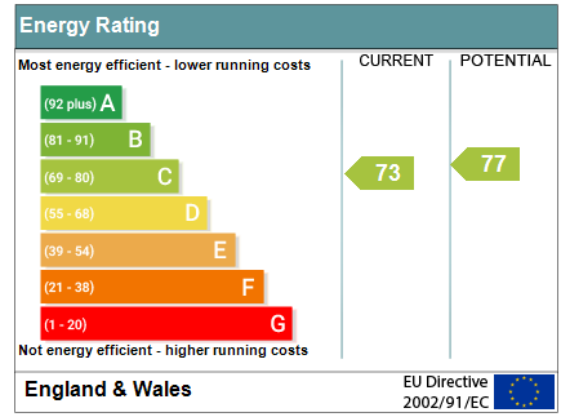
Viewings

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

Council Tax Information

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

Address: Kingfisher House, Main Road, Saltfleetby, LOUTH, LN11 7SS
RRN:

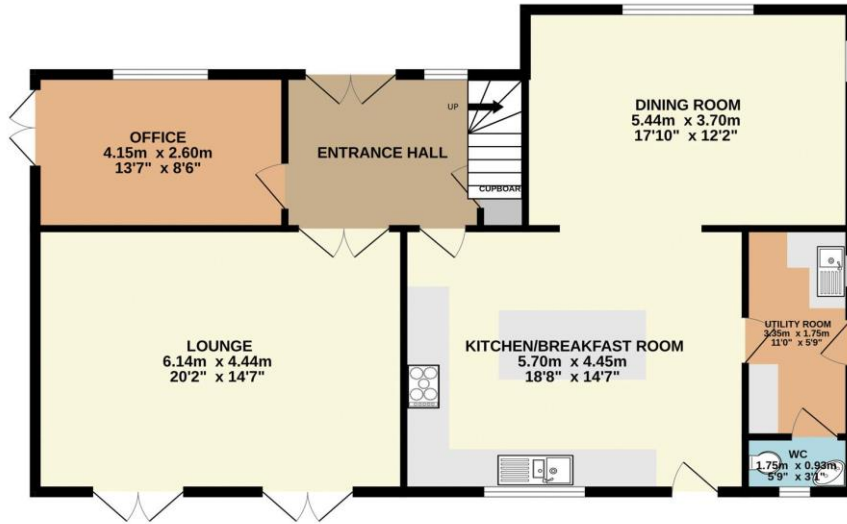




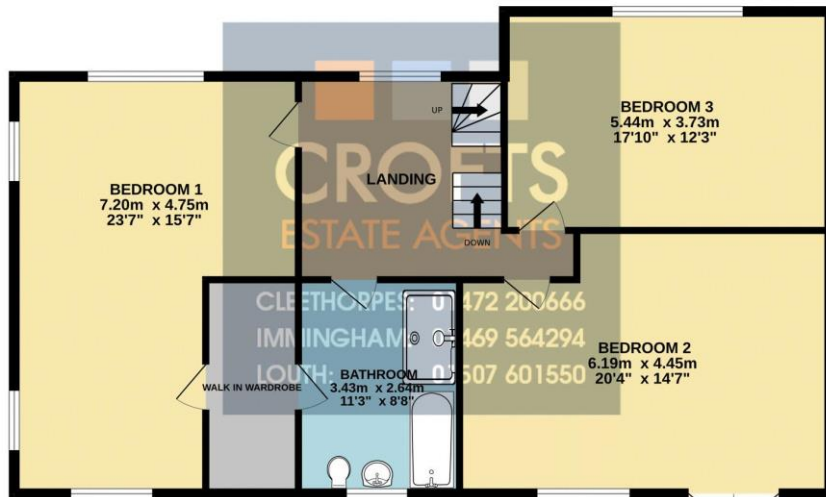
OPEN 7 DAYS A WEEK

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)

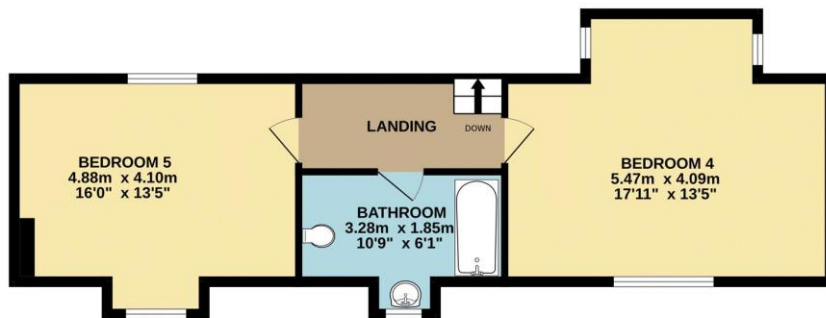
GROUND FLOOR
101.7 sq.m. (1095 sq.ft.) approx.



1ST FLOOR
101.7 sq.m. (1095 sq.ft.) approx.



2ND FLOOR
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 254.5 sq.m. (2739 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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