



# CROFTS ESTATE AGENTS

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



Main Road

Grainthorpe  
LN11 7HX

Offers in the Region Of  
£399,950

Mill House, a property steeped in history and dating back to the 1800's. Now a superb five bedroom detached family home which will appeal to a variety of buyers. With an abundance of off road parking and superb gardens, the rear garden is a stunning setting to relax or entertain and is without a doubt a major plus point. It has been reported that the Mill House was used as the army headquarters for the army during the war. One of the original grindstones from the Mill lays at the door of the porch and the dining room is where bread was originally sold back in the day. Internal viewing will reveal the entrance hall, lounge, kitchen, dining room, utility room bedroom and en-suite to the ground floor. To the first floor there are four double bedrooms and the bathroom. With uPVC double glazing and Oil central heating.

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#### Entrance Hall

Through the entrance porch there is an entrance hall way with a radiator and a tiled floor.

#### Kitchen

14' 9" x 18' 3" (4.50m x 5.55m)

With a window to the side elevation and a tiled floor. There is also a range of modern fitted units with plenty of counter space and also an Island. With a one and a half sink and drainer, dish washer and fridge-freezer. There is also a range oven.

#### Lounge

17' 9" x 17' 2" (5.40m x 5.24m)

The lounge is located to the rear of the property and the French doors open out onto the rear garden area. With windows to the both sides, coving to the ceiling, two radiators and a carpeted floor.

#### Utility

10' 2" x 9' 11" (3.09m x 3.03m)

The utility room has a window to the rear elevation, a radiator and a tiled floor. There is also a one and a half sink and drainer and plumbing for washing machine. A porch off the utility leads to the rear garden.

#### Dining Room

14' 2" x 11' 9" (4.32m x 3.58m)

The dining room has a window to the front elevation, a radiator and a tiled floor. A point of interest is this used to be where the bread was sold back in the day.

#### Bedroom 5

11' 8" x 12' 0" (3.55m x 3.65m)

Bedroom five has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a walk in wardrobe.

#### En-suite

6' 11" x 6' 0" (2.11m x 1.84m)

The en-suite has a radiator and a tiled floor. There is also a basin and a shower cubicle with a mains shower.

#### First Floor Landing

With a window to the front elevation, access to the loft, a radiator and a carpeted floor.

#### Bedroom 1

14' 6" x 12' 4" (4.41m x 3.75m)

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

**Bedroom 2**

11' 10" x 12' 4" (3.60m x 3.77m)

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

**Bedroom 3**

12' 4" x 10' 2" (3.75m x 3.10m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There is also access to the loft.

**Bedroom 4**

10' 4" x 10' 4" (3.14m x 3.14m)

Bedroom 5 has a window to the side elevation, a radiator and a carpeted floor.

**Bathroom**

8' 10" x 10' 2" (2.70m x 3.11m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a WC, basin and a shower cubicle with a mains shower. There is also a built in cupboard.

**Outside**

With a low maintenance frontage with a driveway and space to the front providing ample off road parking and space for a motor home or van. There is also a lawn. The rear garden is a sight to behold in full bloom, with a well kept lawn, masses of established shrubs and trees make this a perfect setting to relax or even entertain. With a patio area ideal for alfresco dining and also a sturdy Rhino greenhouse towards the bottom of the 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 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**

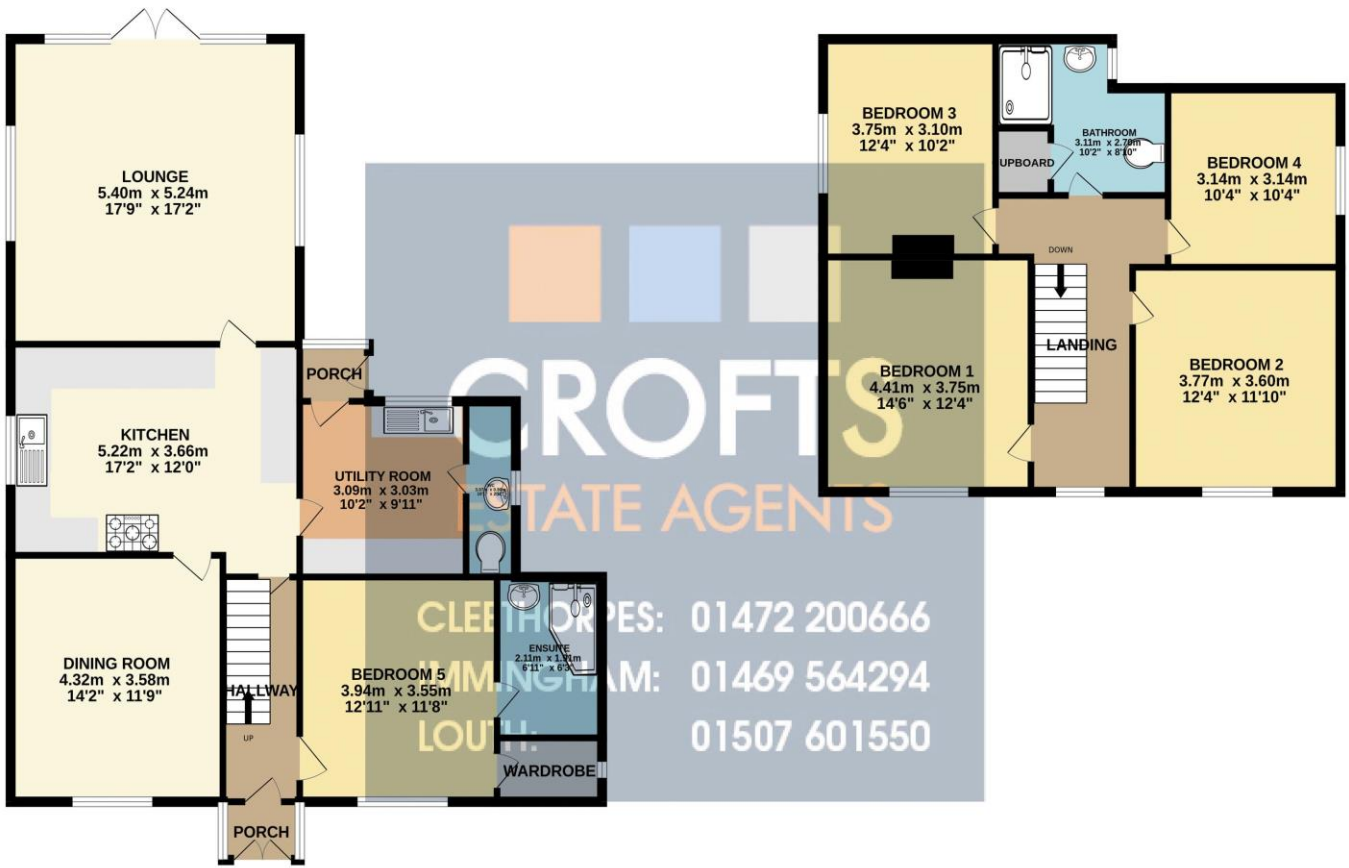
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
106.2 sq.m. (1143 sq.ft.) approx.

1ST FLOOR  
70.0 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA: 176.2 sq.m. (1897 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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