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01472 200666

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



Ludborough Road

**North Thoresby
DN36 5RF**

**Offers in the Region Of
£395,000**

NO FORWARD CHAIN - STUNNING FAMILY HOME - Crofts estate agents are delighted to offer for sale this superb cottage-style detached home which is nestled within the heart of the highly regarded Lincolnshire village of North Thoresby. Offered to the market with **NO FORWARD CHAIN** making this available to live in as soon as the solicitors can do the I's and cross the T's. The village itself has an array of local amenities and the town centres of Louth, Grimsby and Cleethorpes area all within a twenty minute drive. Internal viewing will reveal the entrance hall, lounge, family room, kitchen, utility room and bathroom all to the ground floor. To the first floor there are four bedrooms and the shower room. Externally there are two driveways providing ample off road parking and space to build a garage if desired. The rear garden is a great size with a vast majority with a lawn and then a feature patio ideal for alfresco dining. The property also benefits from uPVC double glazing.

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 :

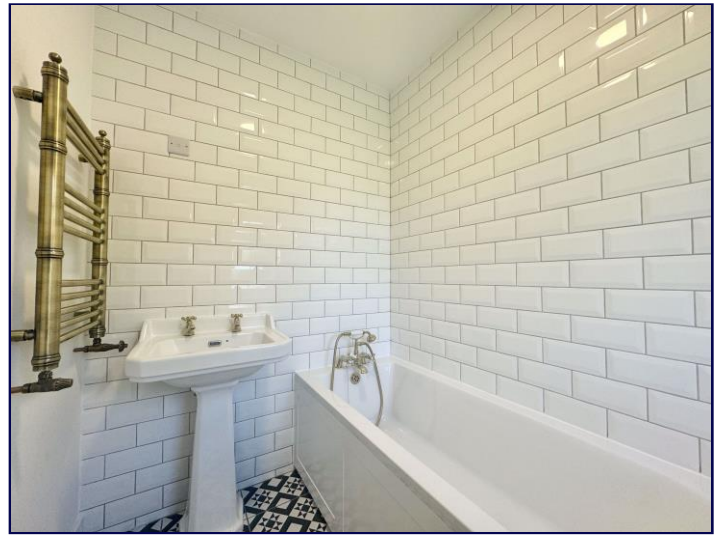
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall / Study Area

20' 9" x 6' 8" (6.32m x 2.02m)

The entrance hall is a great space and an ideal place to use as a study or home office if required. With a window to the side elevation and laminate flooring.

Lounge

20' 6" x 11' 6" (6.24m x 3.51m)

The lounge has dual aspect windows to the side and front elevation, two radiators and a carpeted floor. There is also a cosy wood burning stove.

Kitchen

14' 4" x 9' 6" (4.37m x 2.89m)

The kitchen has a window to the side elevation, laminate flooring and leads through to the family room. With a superb range of fitted units with a Belfast sink, FIVE ring hob with an extractor over and an electric oven. There is also an integral dishwasher and a plenty of counter space. The kitchen also has under floor heating.

Utility room

8' 8" x 7' 0" (2.63m x 2.13m)

The utility room has a window and door to the side elevation, a radiator, laminate flooring and plumbing for a washing machine.

Bathroom

5' 4" x 7' 2" (1.62m x 2.19m)

The bathroom has an opaque window to the side elevation, fully tiled walls and flooring and a heated towel rail. There is also a superb suite with a WC, basin and a bath,

Family Room

18' 8" x 17' 2" (5.70m x 5.23m)

The family room is accessed off the kitchen and reveals a fantastic space, with tri aspect windows, French doors to the rear and four skylight windows, natural light just pours in the room. With two radiators and laminate flooring. There is plenty of space for a dining table and sofa if required.

First Floor Landing

With a window to the side elevation and a carpeted floor.

Bedroom One

11' 1" x 12' 0" (3.39m x 3.65m)

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

Bedroom Two

14' 5" x 11' 8" (4.40m x 3.56m)

Bedroom two has two ski light windows, a radiator and a carpeted floor.

Bedroom Three

9' 1" x 11' 11" (2.78m x 3.63m)

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

Bedroom Four

8' 2" x 6' 9" (2.48m x 2.07m)

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

Shower Room

6' 5" x 3' 10" (1.96m x 1.16m)

The shower room has an opaque window to the side elevation, partially tiled walls, a heated towel rail and a tiled floor. With a modern suite incorporating a WC, vanity basin and a walk in cubicle with a mains shower.

Outside

With two block paved driveways to the front providing ample road parking. A gate opens to the reveal the rear garden. To one side there is space should a buyer wish to build a garage subject to the necessary approvals etc. The rear garden has plenty of grass to both sides and the rear and also a block paved feature patio ideal for alfresco dining, all enclosed by perimeter fencing.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

Water and Electric 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. There is no gas connection in the village.

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

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

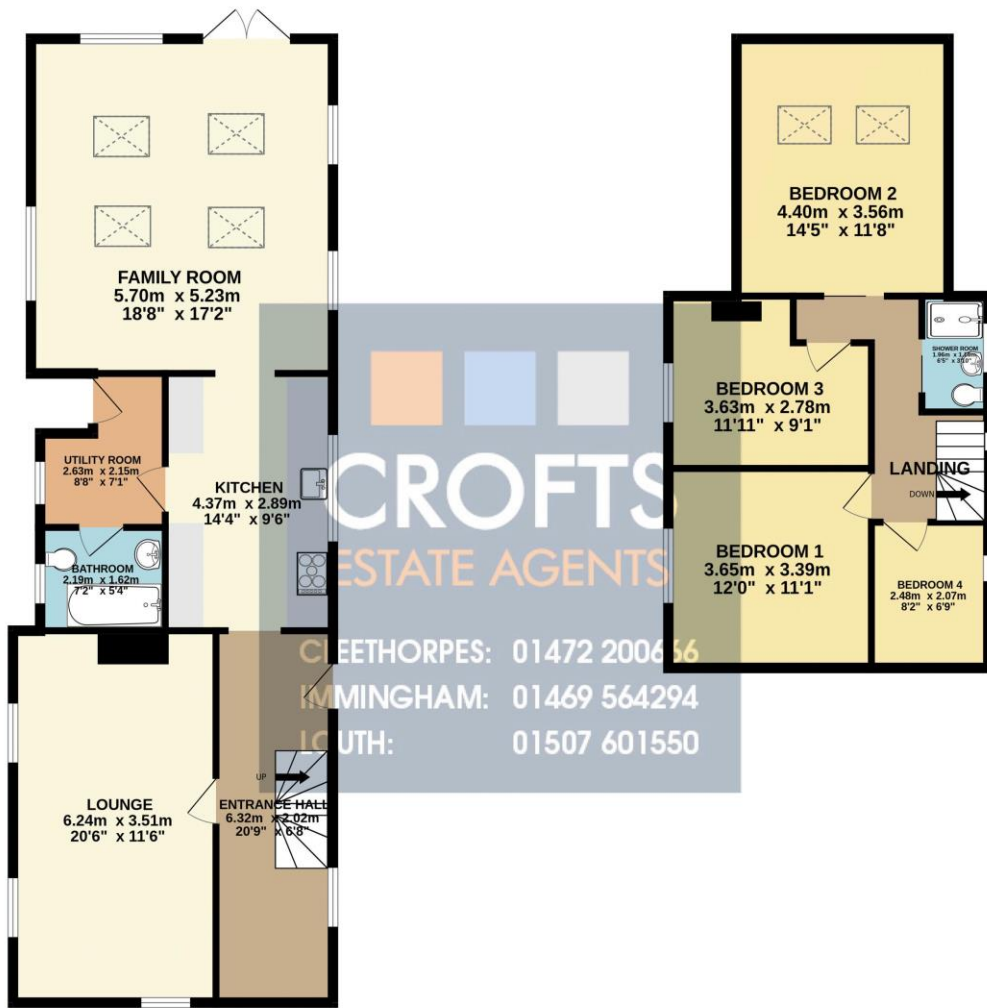
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



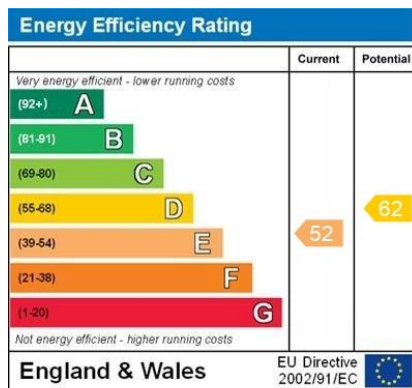
GROUND FLOOR
85.3 sq.m. (918 sq.ft.) approx.

1ST FLOOR
50.8 sq.m. (546 sq.ft.) approx.



TOTAL FLOOR AREA: 136.1 sq.m. (1465 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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