



# CROFTS ESTATE AGENTS

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



**Emelvey House Main Road  
Saltfleetby  
LN11 7SS**

**Offers in the Region Of  
£495,000**

Set on an extensive plot of no less than 0.29 acres is this modern FOUR BEDROOM DETACHED HOUSE complete with over sized single brick garage. Generous accommodation to the inside briefly comprises entrance hall, lounge, open plan lounge diner, breakfast kitchen and utility room, snug/office and cloakroom to the ground floor with gallery landing to first floor where there are four bedrooms, family bathroom and en suite shower room. The west facing rear garden has a large well kept lawn separated from extensive patio areas across the back by a three foot wall to define the area. To the front the gardens are also enclosed with plentiful gravel parking to the garage, lawn and to complete the ensemble is a well built 5x3 metre log cabin ideal for working from home, hobbies or even for guests. A must see property which is sure to impress!

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](http://www.croftsestateagents.co.uk)



**Entrance hall**

11' 5" x 10' 10" (3.47m x 3.29m)

A gallery staircase leads from the spacious hall to the first floor and makes the entrance feel quite grand. There is frosted uPVC door, wood laminate flooring, neutral decor to coving, uPVC window to the front, down lights, under stair cupboard and radiator.

**Lounge**

18' 6" x 13' 0" (5.63m x 3.96m)

A large lounge has wide uPVC bay window to the front and further window to the side, feature stone composite fireplace, grey carpet, grey decor with feature wall, two radiators and two pendant lights.

**Snug / Office**

9' 8" x 11' 1" (2.95m x 3.37m)

Flexible in its use this reception room is a good size with uPVC window to the front with blinds wood effect vinyl floor, radiator, pendant light, plate rail with grey decor and feature wall to coving.

**Breakfast kitchen**

11' 9" x 11' 1" (3.58m x 3.37m)

A grey wood kitchen has mottled black work top and splash backs over with Belfast sink. There is a six ring Range cooker with extractor over, dishwasher and space for American fridge freezer. The room has grey decor to coving, down lights and under unit lighting, small breakfast bar for two, tiled floor, uPVC window and blind.

**Living diner**

26' 7" x 13' 11" (8.11m x 4.24m)

A huge room to the centre back of the property offers space for both living and dining with large fireplace with multi fuel burner to one end with brick inset, tiled hearth and wood mantle. There are three uPVC windows and French doors to the patio area, varnished Pine floor, white decor, two radiators, ceiling and wall lights

**Utility room**

6' 5" x 9' 9" (1.95m x 2.97m)

The utility has wood work units with wood effect work tops over, one and a half sink drainer, light brown splash back tiling to the units and floor, cream decor, coving, plumbing for both washing machine and dryer, uPVC window and door, storage cupboard, extractor and radiator.

**Cloakroom**

3' 2" x 4' 9" (0.97m x 1.45m)

The cloakroom has white WC and corner sink, cloudy light brown wall and floor, cream decor, uPVC frosted uPVC window, down light and radiator.

**Stairs and Landing**

Twisting 90 degrees the stairs land on a large gallery landing with views back to the entrance hall. The area has uPVC window to the

front, brown carpet, six down lights, airing cupboard, down lights and radiator.

#### **Bedroom One**

17' 6" x 13' 0" (5.34m x 3.96m)

Large main bedroom with cream decor and feature wall, brown carpet, uPVC window with blind, radiator, built in wardrobes and four down lights.

#### **En suite**

6' 10" x 4' 10" (2.09m x 1.48m)

Double enclosed shower with glass door, fully tiled walls, grey tiled floor, coving, down lights, extractor and matching white sink and WC.

#### **Bedroom Two**

11' 1" x 13' 0" (3.39m x 3.95m)

A second large double bedroom with cream decor, light brown carpet, uPVC window and blind, pendant light and radiator.

#### **Bedroom Three**

11' 3" x 11' 1" (3.44m x 3.38m)

A third double bedroom has cream decor to coving, light brown carpet, built in storage, uPVC window to the front, pendant light, radiator and towel radiator.

#### **Bedroom Four**

10' 3" x 7' 0" (3.12m x 2.13m)

A smaller single bedroom has light brown carpet, cream decor to coving, radiator, pendant light, loft access and radiator.

#### **Family Bathroom**

6' 10" x 9' 6" (2.09m x 2.89m)

The family bathroom has white bath, vanity sink and WC, pale fully tiled walls, grey tiled floor, uPVC frosted window, coving, down lights and extractor.

#### **Log Cabin**

16' 5" x 9' 10" (5.00m x 3.00m)

A 5m x 3m log cabin has been built in the front by the current owners and is used for work but this can be used for a number of things including accommodation, hobbies and crafts.

#### **Detached garage**

19' 7" x 13' 3" (5.98m x 4.05m)

A large very wide detached single brick and tile garage has metal door to the front, wood door and uPVC window to the side, eaves storage plus power and light.

#### **Front garden and driveway**

A large front garden has neat lawn and spacious gravel parking area ideal for caravan or camper. There is mature hedge to the front and fence to the sides. The driveway has tall wooden gates for security. There is a timber gate to the rear.

#### **Rear garden and patio**

A large south west facing rear garden has spacious patio area to the back of the house with 3 foot wall separating the lawn area. The lawn has planted borders to the corners and timber fencing on all sides.



**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 E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





**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  
138.8 sq.m. (1494 sq.ft.) approx.

1ST FLOOR  
78.2 sq.m. (842 sq.ft.) approx.



TOTAL FLOOR AREA: 217.1 sq.m. (2336 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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