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



The Hatchery Mill Lane
Legbourne
LN11 8LT

Offers in Excess of
£260,000

Coming to the market with NO FORWARD CHAIN is this quite stunning character two bedroom semi detached cottage. Coming with its own private mill pond, this former working cottage used for trout farming has now been lovingly converted into a quite gorgeous home. Set in a stunning rural location under the shadow of a former watermill and part of a larger communal area of three properties, this stunning home makes the perfect getaway retreat, retirement property, down sizer or even as a holiday let investment property. Briefly comprising entrance hall, kitchen diner, utility cupboard, stairs and landing, two double bedrooms and first floor bathroom this property provides all that is needed and more in the right proportions. Outside there is ample parking for cars or other vehicles with the low maintenance garden providing a mix of slab, astro turf and graveled patio areas all framed by a privately owned mill

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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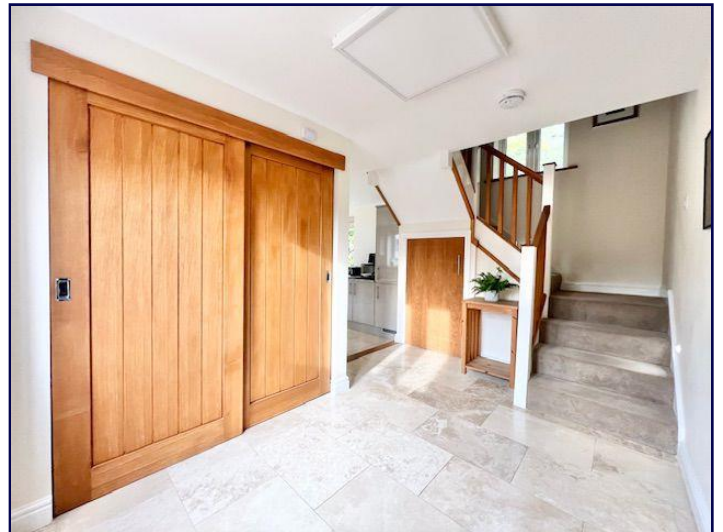
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Entrance hall

8' 9" x 14' 3" (2.66m x 4.35m)

A spacious entrance hall has large utility cupboard, Porcelain tiled floor with under floor heating, uPVC French doors to the front, cream decor, ceiling light and under stairs storage cupboard.

Kitchen dining room

12' 6" x 14' 1" (3.82m x 4.28m)

A fantastic open plan space that is open to the entrance hall too has a grey high gloss kitchen to three sides with brown marble work top and splash back returns over, there is a sunken one and a half sink with routed drainer, integral appliances that include electric hob with extractor over, dishwasher, 60/40 fridge freezer and an electric oven grill. The room has Porcelain tiled floor with underfloor heating, two uPVC windows with fitted blinds, cream decor, uPVC French doors to the rear patio area with fitted blinds, there are seven down lights with pendant light over the space for table and chairs and under unit lighting.

Utility cupboard

2' 7" x 5' 5" (0.80m x 1.64m)

Behind two large sliding doors in the hallway is the utility cupboard with work top plumbing and space for washing machine and boiler housing.

Bedroom One

9' 9" x 14' 1" (2.97m x 4.30m)

A double ground floor bedroom has uPVC window to the front with fitted blind, Porcelain tiled floor with underfloor heating, cream decor and four down lights.

Stairs and landing

The stairs turn 180 degrees and have cream decorated walls, beige carpet, uPVC window, glass and spindled balustrade, loft access and pendant light.

Lounge

14' 1" x 14' 1" (4.30m x 4.28m)

A first floor lounge offers a lovely open plan space from the stairs with two windows to the side and uPVC French doors with fitted blinds to a Juliet balcony overlooking the garden and mill pond. The room has beige carpet, cream decor, radiator and three down lights

Bedroom Two

9' 7" x 14' 1" (2.92m x 4.28m)

A second bedroom to the first floor has two Velux windows with fitted blinds, two further low level uPVC windows, two wall lights, beige carpet, cream decor and radiator.

Family Bathroom

8' 9" x 5' 7" (2.67m x 1.70m)

The bathroom has a matching white three piece suite with shower over bath and glass screen, this area has white/grey aqua boarded splash backs. The room has frosted uPVC window, white décor, grey wood effect vinyl floor, chrome towel radiator, vanity sink, two down lights and extractor.

Rear garden

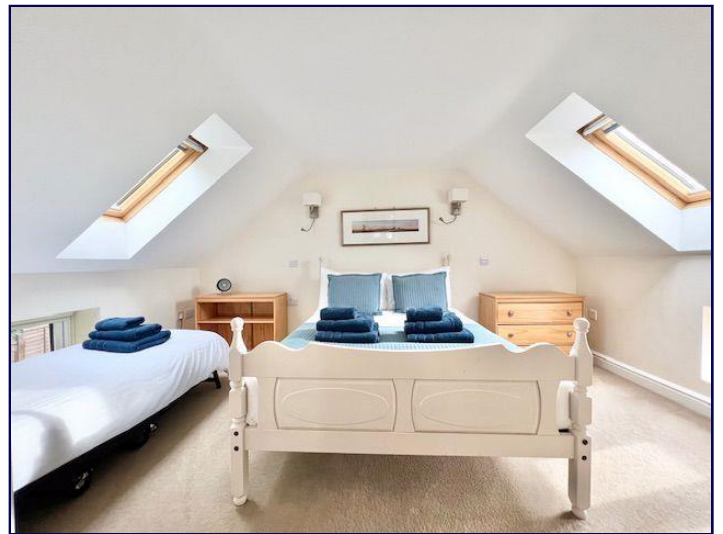
A low maintenance rear garden has three areas including spacious slab patio area to the back of the house, astro turf patio with seating and a graveled dining area. All of this is enclosed with wall and fence one side with gate to parking area and the other side fronts onto the mill pond.

Parking

The parking area is entered through a communal entrance and is all laid to gravel. The parking area is simply spaces to the side of and closest to the property with a proper freehold boundary available on request.

Mill Pond

The mill pond comes with the house completes the perfect rural picture. Water comes past the former mill wheel and gently fills the mill pond which spills on down into the stream. The pond also includes 3 feet of the opposite riverbank.



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



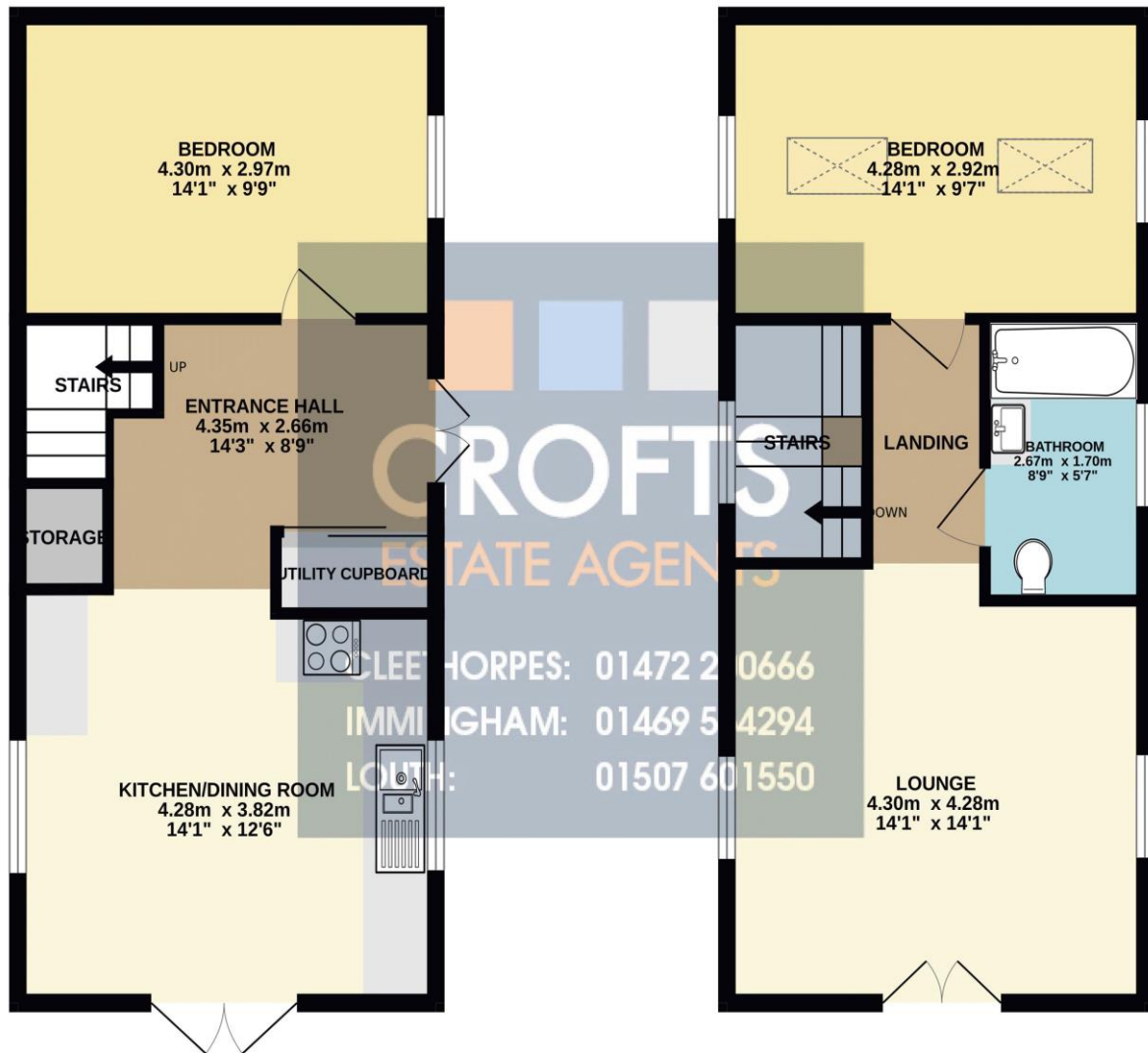


OPEN 7 DAYS A WEEK

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
41.6 sq.m. (447 sq.ft.) approx.

1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 83.1 sq.m. (895 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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