



CROFTS ESTATE AGENTS

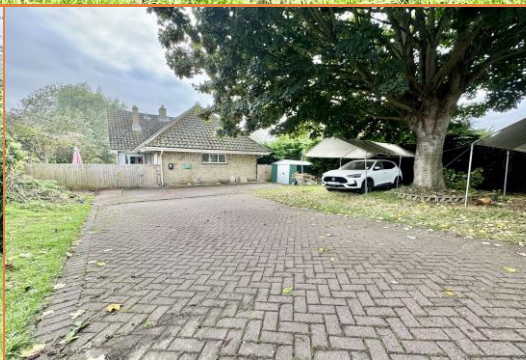
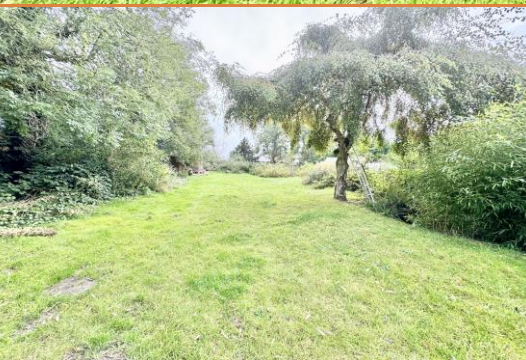
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Arden House
Keeling Street
North Somercotes
LN11 7QU

£350,000

This highly substantial and deceptive detached family home lies in this private mature plot within the sought after village of North Somercotes, within close proximity to the many amenities on offer. Set well back from the road with substantial driveway and car ports to the front, accessed by secure gates to the front. The rear garden offers fantastic mature grounds of approximately 0.45 acres (subject to site survey) which are not overlooked and include a patio, wooden summerhouse, wooden lodge, vegetable patch and greenhouse, providing great space and potential for families. The present owner has also had solar roof panels installed during their occupation. Internal viewings are essential in order to appreciate the flexible living accommodation on offer, comprising of: Entrance hallway, cloakroom, lounge with wood burner, dining room, sitting room/ snug, fitted kitchen, utility room, landing area with FOUR good sized bedrooms, the largest of which has fitted wardrobes and is served by an en suite shower room. The family bathroom completes the internal living space, which has full uPVC double glazing and oil central heating system

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Entrance Hallway

18' 6" x 15' 9" (5.63m x 4.81m)

Door and side panels open into hallway, built in cupboard, stairs to first floor, under stairs cupboard, door leading to cloakroom

Cloakroom

7' 8" x 3' 8" (2.34m x 1.12m)

uPVC window to side, vanity wash basin and low flush w/c

Lounge

21' 5" x 13' 11" (6.53m x 4.23m)

uPVC bow window to side, uPVC french doors to rear, wood burning stove

Dining Room

11' 9" x 9' 7" (3.57m x 2.918m)

uPVC window to side, serving hatch to kitchen

Snug/ sitting room

10' 11" x 13' 8" (3.32m x 4.16m)

upvc windows to side and rear, upvc rear door leading to rear garden

Kitchen

11' 8" x 10' 1" (3.56m x 3.07m)

uPVC window to side, door to side leading into utility room. fitted units including sink with draining board, induction hob and newly installed integral double oven. Door to side opens into pantry

Utility

room

20' 5" x 4' 9" (6.225m x 1.45m)

door to front leads to outside, windows to side, fitted units incorporating sink with draining board. further door leads to boiler room .

Boiler Room

4' 8" x 5' 9" (1.42m x 1.76m)

uPVC window to side, boiler, plumbing for washing machine

First Floor Landing

18' 4" x 8' 6" (5.6m x 2.59m)

Bedroom 1

17' 0" x 11' 9" (5.188m x 3.57m)

Two velux windows to side, range of fitted wardrobes, door to side leads to en suite

En suite

6' 4" x 5' 10" (1.94m x 1.78m)

Corner shower , vanity wash basin, low flush w/c , heated towel rail

Bedroom 2

14' 2" x 15' 5" (4.33m x 4.7m)

uPVC window to rear and side, built in storage cupboard

Bedroom 3

9' 0" x 12' 0" (2.75m x 3.67m)

uPVC window to side

Bedroom 4

13' 0" x 7' 7" (3.96m x 2.3m)

uPVC window to side, built in cupboard

Family Bathroom

9' 0" x 5' 11" (2.75m x 1.8m)

uPVC window to rear, bath, wash basin and low flush w/c, heated towel rail

Garage

20' 4" x 8' 10" (6.2m x 2.7m)

up and over door to front, rear entrance door, window to side and rear

Outside

A substantial driveway accessed by large wooden gates from the front, leading to gated access to both sides of the property. The rear garden consists of a mature lawned garden which houses a number of timber summerhouses, lodge with veranda, green house and vegetable plot. There is a patio area adjacent to the house, making it an excellent area for entertaining and al fresco dining



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 D: 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
119.0 sq.m. (1281 sq.ft.) approx.

1ST FLOOR
65.5 sq.m. (705 sq.ft.) approx.



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LOUTH: 01507 601550

TOTAL FLOOR AREA : 184.5 sq.m. (1985 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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