



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Giddy Hill,  
Buttgate  
Grainthorpe  
LN11 7JW

£525,000

Set behind secure double gates is this substantial individually built detached family residence which stands in mature private garden to the front and rear. Accessed by a large block paved driveway which leads to a double integral garage, the property stands in a fantastic elevated position and offers very spacious and flexible living accommodation which has been improved and enhanced by the present owners in recent years. Accommodation is comprised of: Entrance porch, cloakroom, entrance hallway, lounge with feature brick fireplace housing wood burning stove, dining room, snug/ study, modern fitted kitchen, double integral garage, galleried landing. Bedroom 1 has dual aspect windows and is served by an en suite Bathroom. Bedroom 2 has fitted wardrobes and is served by a luxurious shower room suite. Bedroom 3 has fitted wardrobes and door leading to storage space, as has bedroom 4. There is a stunning family shower room and an additional shower room off the landing. Outside, there is a large private front garden and long block paved driveway. The rear garden has a large patio, lawn and mature trees and plant borders. There is an outside office with full light and power and there is also an additional garden room and storage shed.

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#### Entrance Porch

uPVC door to front opens into porch, further door leads to entrance hall. Door to side leads to cloakroom

#### Cloakroom

uPVC window to front, low flush w/c and wash hand basin

#### Lounge

28' 3" x 14' 7" (8.60m x 4.44m)

uPVC window to front, bi fold doors to rear leading to the rear garden. Feature brick fireplace recess housing cast iron wood burning stove

#### Dining Room

11' 0" x 10' 9" (3.35m x 3.27m)

uPVC window to rear

#### Snug/ Sitting room

11' 0" x 11' 3" (3.35m x 3.43m)

uPVC window to rear

#### Kitchen/Diner

15' 9" x 11' 6" (4.80m x 3.50m)

uPVC window to front. Modern range of fitted units including sink unit with draining board. Space for cooker and integral appliances

#### Double-Garage

27' 2" x 17' 4" (8.27m x 5.28m)

uPVC rear door and window to rear. Double electric garage doors

#### First Floor Landing

uPVC window to front

#### Bedroom 1

16' 3" x 13' 10" (4.95m x 4.22m)

uPVC windows to front and side . Door to side opens into en suite bathroom

#### En suite bathroom

10' 4" x 6' 0" (3.15m x 1.83m)

Roll top bath, vanity wash basin and low flush w/c

#### Bedroom 2

11' 10" x 10' 11" (3.6m x 3.33m)

Upvc window to rear, built in fitted wardrobes, door to side leads to en suite

#### En suite Shower room

10' 2" x 7' 3" (3.10m x 2.21m)

uPVC window to rear, vanity sink unit, large walk in shower cubicle, low flush w/c , heated towel rail

**Bedroom 3**

12' 0" x 10' 9" (3.65m x 3.27m)

uPVC window to rear, fitted wardrobes and door to side leads to walk in cupboard

**Bedroom 4**

uPVC window to front, door to side leads to walk in storage cupboard

**Home office**

16' 5" x 9' 6" (5m x 2.9m)

A home office with light and power, door and windows to side

**Outside**

The property is approached by a long block paved driveway, large lawned garden to the front. Rear garden has a large patio and lawn area, storage shed and garden room , home office, enclosed by fenced boundaries with established trees and shrubs.

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







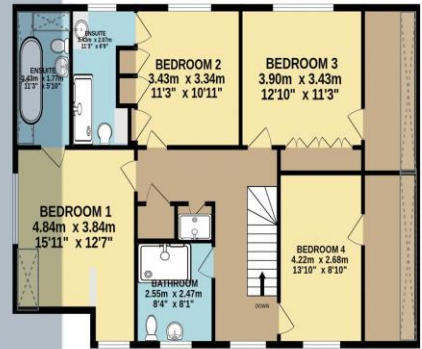
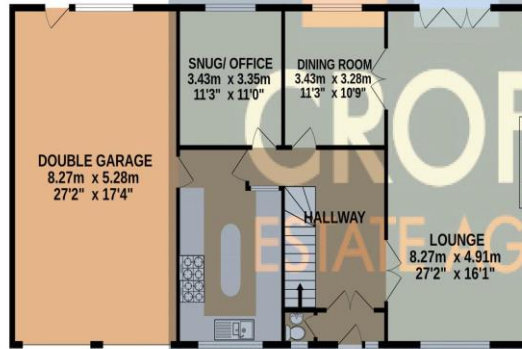


OPEN 7 DAYS A WEEK

|                    |                                           |
|--------------------|-------------------------------------------|
| 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  
149.9 sq.m. (1614 sq.ft.) approx.

1ST FLOOR  
103.8 sq.m. (1118 sq.ft.) approx.



CROFTS

IMMINGHAM: 01469 564294

TOTAL FLOOR AREA : 253.7 sq.m. (2731 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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