



# CROFTS ESTATE AGENTS

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



**Sand Croft**  
**Churchill Road**  
**North Somercotes**  
**LN11 7QW**

**£235,000**

This spacious and well maintained detached bungalow lies in a nice sized private plot. Offered for sale with NO FORWARD CHAIN, the property lies close to the centre of North Somercotes, an ever popular coastal village with an abundance of amenities. There is a deceptively large rear garden, with detached garage and car port to the front, approached by a double width driveway providing ample off road parking or space for caravan or motor home. Internal viewings are highly recommended in order to fully appreciate the living space on offer, which is briefly comprised of: Porch, entrance hallway, lounge, fitted kitchen dining room, shower room with separate w/c, two double bedrooms with built in storage.

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#### Entrance Porch

uPVC door and side panel opens into porch leading into the entrance hallway.

#### Entrance Hallway

19' 4" x 9' 5" (5.885m x 2.88m)

Recess to side housing two double built in cupboards. Built in storage cupboard, coving to ceiling.

#### Lounge

16' 7" x 14' 3" (5.054m x 4.351m)

uPVC windows to front and side aspect, two electric wall heaters, coving to ceiling.

#### Kitchen dining room

10' 7" x 13' 10" (3.224m x 4.225m)

uPVC window to front and side aspect. Range of fitted units incorporating stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for cooker with built in overhead extractor unit. Tiled ceramic splashbacks, coving to ceiling.

#### Shower Room

9' 6" x 5' 4" (2.895m x 1.618m)

Opaque uPVC window to side, large walk in shower cubicle, pedestal wash basin, chrome towel rail.

#### Cloakroom

5' 11" x 2' 10" (1.799m x 0.866m)

Opaque uPVC window to side, low flush w/c, part tiled walls.

#### Bedroom 1

15' 2" x 12' 5" (4.630m x 3.777m)

uPVC window to rear, double built in cupboard and three door built in cupboard.

#### Bedroom 2

11' 10" x 12' 11" (3.612m x 3.948m)

uPVC window to rear, 3 door built in storage cupboards.

#### Garage

18' 0" x 8' 11" (5.499m x 2.715m)

Up and over door, window and door to side.

#### Car Port

18' 1" x 11' 1" (5.508m x 3.367m)

Up and over door to front.

#### Outside

The front of the property is accessed by a long driveway and gravelled area leading to the garage and car port, providing extensive off road parking, there is a lawned garden to the front with established shrubs. The rear garden is deceptively larger than it appears, being majority lawned, extending behind the garage and car ports, there is a small patio area, enclosed by wood panel fencing and hedges, providing privacy.

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







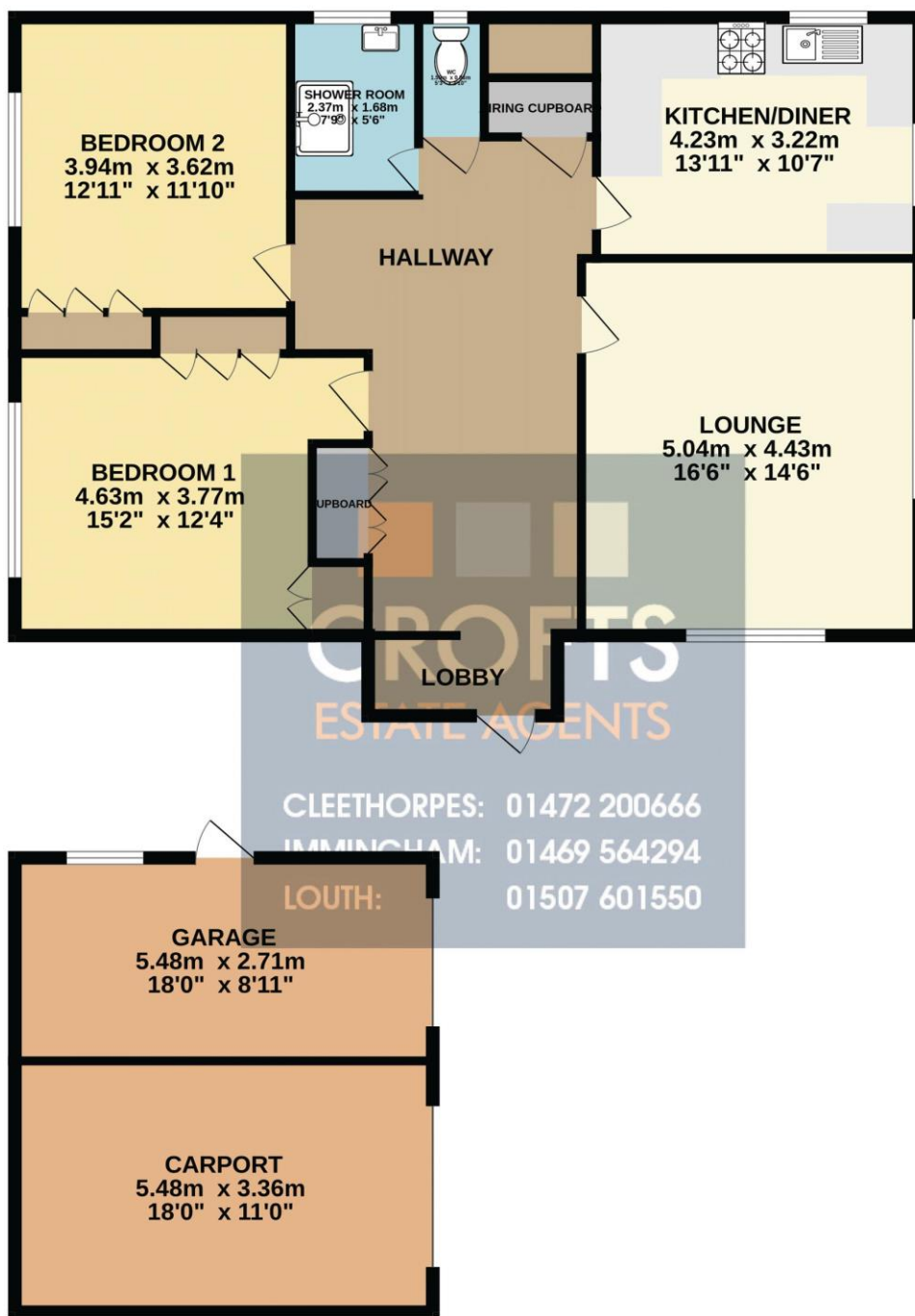




OPEN 7 DAYS A WEEK

|                    |   |
|--------------------|---|
| 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  
133.9 sq.m. (1441 sq.ft.) approx.



TOTAL FLOOR AREA : 133.9 sq.m. (1441 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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