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



**The Cottage
East Road,
Tetford
LN9 6QQ**

**Guide Price
£150,000**

FOR SALE BY AUCTION - Starting Bids £150,000 plus reservation fee. This is a rare opportunity to acquire this characterful two bedroom cottage, found in this popular wolds village. Offered for sale with **NO FORWARD CHAIN**, the property offers fantastic renovation potential, with scope for refurbishment and extending (subject to planning), residing within a fantastic mature private plot. Internal viewings are considered essential in order to fully appreciate the potential on offer, which is comprised of: Lounge, dining room, bathroom, fitted kitchen, utility and two bedrooms. There are outbuildings in the grounds which have great development potential, along with the large mature private gardens. There is ample off road parking via the elevated block paved driveway to the front.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

11' 4" x 11' 5" (3.465m x 3.484m)

A "lean to" entrance porch to the rear provides access into the property via door leading into the kitchen area.

Lounge

11' 9" x 11' 9" (3.593m x 3.593m)

uPVC double glazed window to front. Door to rear leads into dining room.

Sitting Room

9' 2" x 10' 7" (2.794m x 3.227m)

uPVC window to side, tiled floor, under stairs storage cupboard. Door to side leads to stairs to first floor landing. Door to rear leads to bathroom. Open plan entrance into Kitchen.

Bathroom

7' 6" x 4' 4" (2.279m x 1.327m)

Opaque uPVC window to rear, walk in shower cubicle, close coupled W/C, vanity wash basin. Heated towel rail, spotlight ceiling

Kitchen

9' 0" x 8' 9" (2.750m x 2.658m)

uPVC window to side, a range of modern fitted base and wall units. Integral oven, hob and extractor, stainless steel sink unit with draining board and mixer tap. uPVC rear door and window to rear leading to rear porch/ utility room. Tiled ceramic splashbacks.

First Floor Landing

Access to both bedrooms.

Bedroom1

11' 0" x 13' 1" (3.360m x 3.986m)

uPVC window to front.

Bedroom 2

8' 11" x 10' 7" (2.712m x 3.231m)

uPVC window to rear, built in storage cupboard.

Brick outbuilding

16' 4" x 8' 8" (4.982m x 2.633m)

Door to front and rear. Potential for conversion.

Wooden shed

17' 4" x 18' 11" (5.278m x 5.764m)

A large wooden storage area, in disrepair.

Outside

Front of the property stands in an elevated position, approached by a long block paved driveway leading to the rear garden. There is a large brick outbuilding with potential for a number of uses and a large wooden storage area in poor condition, needing repairs. This gives way to an extensive lawned garden, housing greenhouse, with mature shrubs and trees, enclosed by hedges and providing great privacy, not being overlooked from the rear.

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



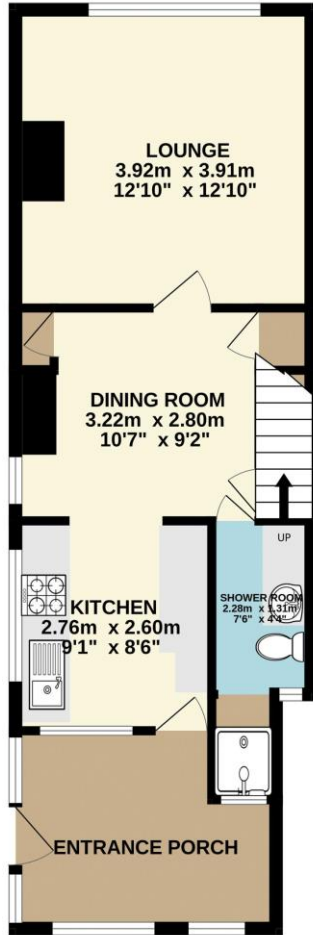




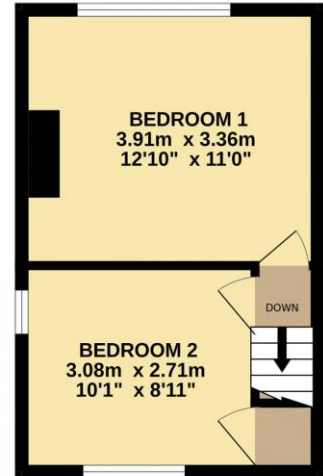
OPEN 7 DAYS A WEEK

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
57.8 sq.m. (623 sq.ft.) approx.



1ST FLOOR
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 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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