



CROFTS ESTATE AGENTS

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



Toledo Cottage Main Road Saltfleetby LN11 7TP

**Offers in the Region
Of £300,000**

This beautifully presented semi detached cottage has undergone a complete programme of refurbishment in recent years, resulting in a stunning home which needs to be viewed in order to be fully appreciated. Having been extended from the original dwelling to create a fantastic open plan kitchen dining living space with adjoining cloakroom, there is also a fantastic garden bar with adjoining workshop housing a log burning stove which could be utilised as a work from home space or hobby room. The property stands in a private mature plot, accessed via a private driveway which has shared access with the neighbouring property. The property is approached by a substantial driveway providing extensive off road parking with gated access leading to a large private rear garden. Internal viewings are essential and will reveal living accommodation comprising of: Entrance hallway, lounge with wood burning stove, open plan fitted kitchen dining / living space, ground floor cloakroom, landing area which leads to three well presented bedrooms and family bathroom suite.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Composite entrance door to side opens into hallway with uPVC window to front, stairs leading to first floor, radiator and solid timber floor.

Lounge

14' 6" x 14' 4" (4.417m x 4.381m)

uPVC window to front, modern flooring. uPVC window to front and side, exposed oak ceiling beams, fireplace housing cast iron wood burning stove. Under stairs recess used for understairs study area. Stable style door to rear leading into kitchen dining area.

Kitchen

7' 4" x 9' 7" (2.237m x 2.914m)

uPVC windows to side and rear. Superb range of modern fitted units incorporating sink unit with draining board and mixer tap, plumbing for washing machine and space for tumble dryer, space for range cooker with overhead extractor, tiled splashbacks, tiled floor and open plan entrance into dining / sitting room.

Sitting / dining room

17' 10" x 9' 3" (5.436m x 2.832m)

uPVC window to side and rear, uPVC door to side leading into rear garden. Electric wall heater. Door to side leads into cloakroom with close coupled w/c and vanity wash basin. Tiled floors and work tops housing under counter fridge and freezer and additional storage.

First Floor Landing

uPVC window to side, built in storage cupboard. Access to all bedrooms and bathroom.

Bedroom 1

11' 4" x 8' 8" (3.446m x 2.646m)

uPVC window to front, double built in cupboard, radiator.

Bedroom 2

7' 4" x 10' 9" (2.223m x 3.271m)

uPVC window to rear, radiator.

Bedroom 3

7' 3" x 8' 0" (2.198m x 2.437m)

uPVC window to rear, radiator.

Family Bathroom

8' 9" x 5' 4" (2.668m x 1.617m)

Opaque uPVC window to side, panelled bath with shower over, low flush w/c, vanity wash basin, heated column style radiator. Part tiled walls.

Garden bar

9' 4" x 10' 7" (2.850m x 3.217m)

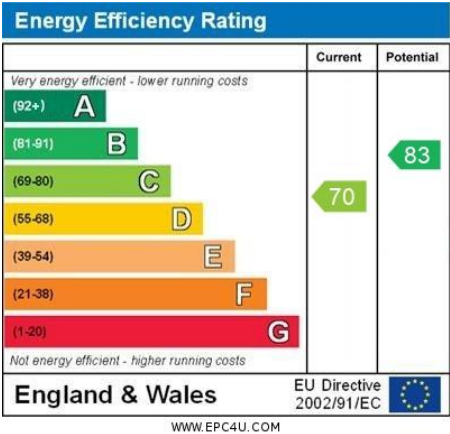
A timber cladded outbuilding with windows to side and door to front with lights and ceiling spotlights. Bar area with worktops. A fantastic space for entertaining or other uses.

Workshop

32' 1" x 10' 4" (9.78m x 3.151m)
Having double doors to side and three side windows, a fantastic space which houses a log burning stove. Light and power. Potential to be used as work from home space, games room, etc.

Outside

The front of the property is approached by a large gravelled driveway leading to a timber garage with gated access leading to the large rear garden which is mostly lawn, having two greenhouses, enclosed to all side by mature trees. A fantastic private space for families and entertaining.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

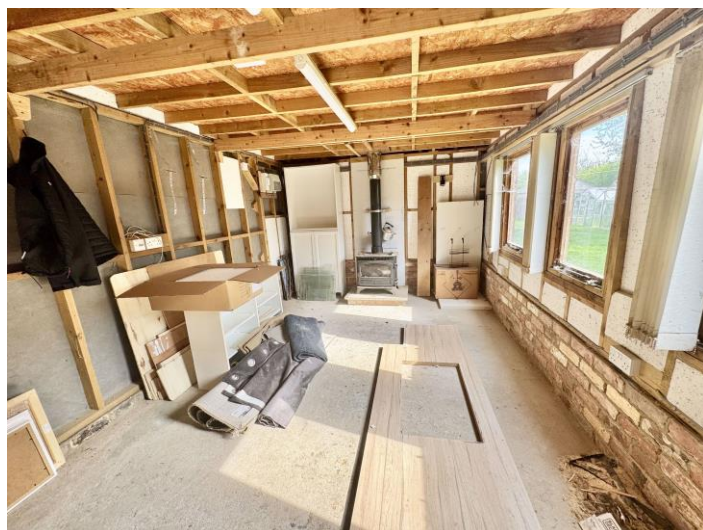
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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

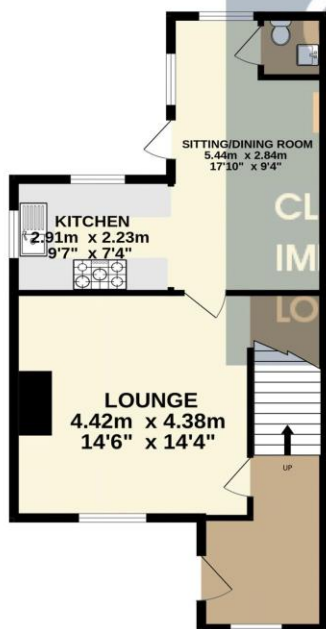
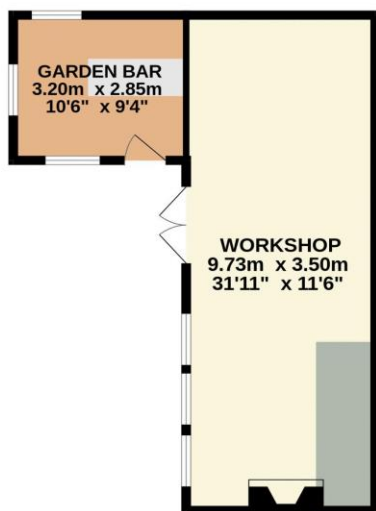




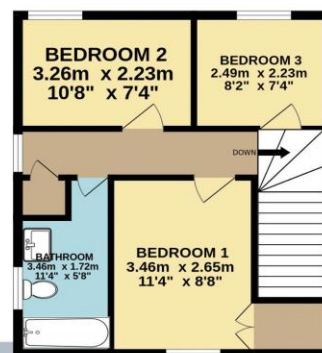
OPEN 7 DAYS A WEEK

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
94.0 sq.m. (1012 sq.ft.) approx.



1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



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TOTAL FLOOR AREA : 132.2 sq.m. (1423 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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