



# CROFTS ESTATE AGENTS

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



**Main Road**

**Little Carlton  
LN11 8HP**

**Offers in the  
Region Of  
£259,000**

Crofts estate agents are delighted to offer for sale this deceptively spacious detached bungalow which is located within the village of Little Carlton. A lovely village of setting and only a twenty minute drive from Louth, this property comes with viewing highly advised. A great addition to the property is the 16 Solar Panels which return approximately £1000 per year making this a fantastic bonus at no cost to the the purchaser. Internal viewing will reveal the kitchen, lounge, dining room, conservatory, three bedrooms and a shower room. There is parking to the front, the driveway is shared to the front and there is parking to the bottom of the driveway to this property and a gate opens to reveal the rear garden. The rear garden itself is a great size with a lawn, decked area, summer house, pond and plenty of space for a family. There is also a large workshop leading into a further room which has electrics and a window and could be a place to work from, a man cave or a childs playroom. The workshop has electrics and a sink. The property also benefits from partial uPVC double glazing and gas central heating.

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#### Entrance Porch

Entering the property reveals a window to the front elevation, a tiled floor and door to the kitchen.

#### Kitchen

12' 5" x 9' 11" (3.78m x 3.01m)

The kitchen has a window to the front elevation, a radiator and vinyl flooring. There is also a range of fitted units to base and eye level with a sink and drainer, plumbing for a washing machine and dish washer, an electric double oven and a gas hob.

#### Lounge

9' 8" x 9' 9" (2.94m x 2.98m)

The lounge has laminate flooring and a log burner.

#### Dining Room

6' 7" x 9' 4" (2.00m x 2.85m)

The dining room has a window and door to the conservatory, a radiator and laminate flooring.

#### Conservatory

10' 2" x 8' 5" (3.11m x 2.57m)

The conservatory has tri aspect windows, a door to the rear, a radiator and a tiled floor.

#### Bedroom One

12' 3" x 12' 5" (3.74m x 3.79m)

Bedroom one has a window to the rear elevation, a radiator, carpeted floor and a built in wardrobe.

#### Bedroom Two

11' 3" x 12' 8" (3.42m x 3.86m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

#### Bedroom Three

6' 5" x 8' 5" (1.96m x 2.56m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

#### Shower Room

5' 4" x 7' 10" (1.62m x 2.39m)

The shower room has an opaque window to the side elevation, under floor heating, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains operated shower.

### Outbuilding and Workshop

The workshop is a great space and has electrics and a sink, an ideal place for storage working. A door leads into another room which has a window to the side elevation, electrics and is all painted white, this is ideal for anything from a man cave to a home office and a great addition to the property.

### Outside

With parking to the front and then a shared driveway leading up to an area with parking and a gate to the rear garden. The rear garden has a lawn, decked area, summer house, pond, outbuildings and workshop - All in all a great space with plenty of flexibility is much larger than meets the eye.

### 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, all viewings are strictly by appointment only please.

### Council Tax Information

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

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

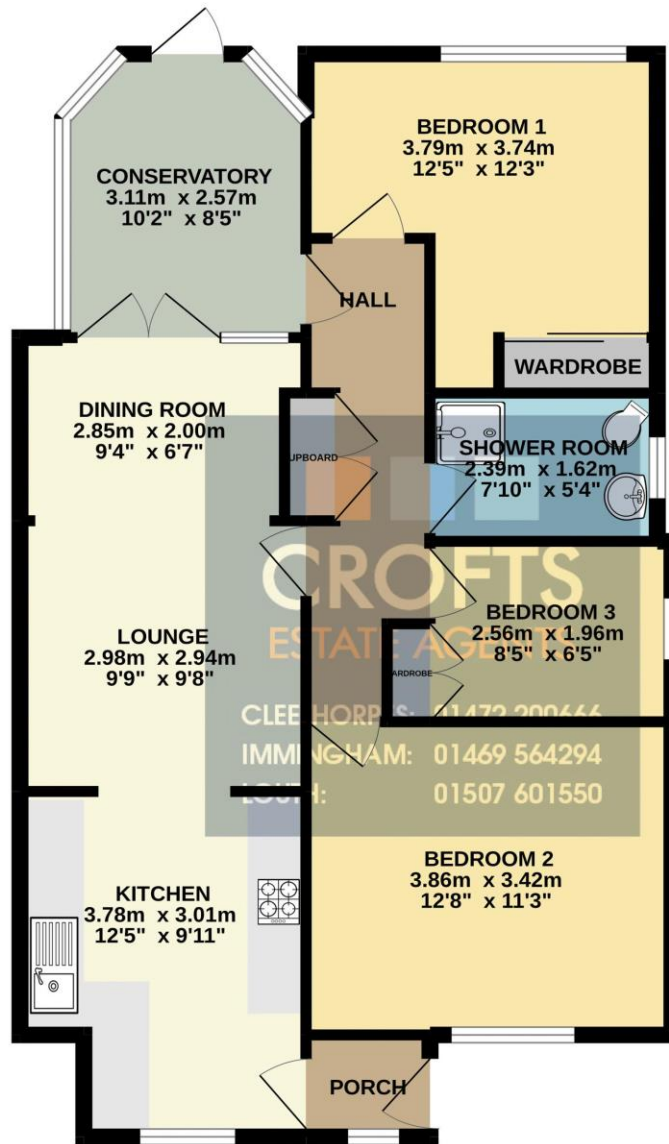
### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

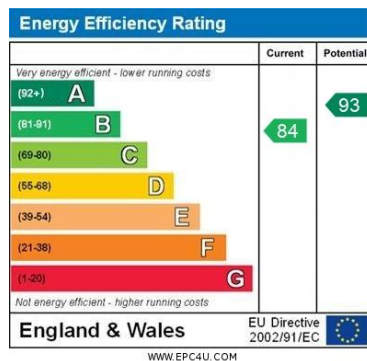


GROUND FLOOR  
75.1 sq.m. (809 sq.ft.) approx.



TOTAL FLOOR AREA : 75.1 sq.m. (809 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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