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01472 200666

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



**Fourways
Magna Mile
Ludford
LN8 6AD**

£299,950

This spacious and very well presented detached cottage lies in a nice sized corner plot in the village of Ludford, near Market Rasen. An excellent family home which has been very well maintained by the present owners and is ideal for the family, with living accommodation briefly comprising of: Entrance hallway, lounge, dining room, modern fitted kitchen, three upstairs bedrooms, two of which are larger doubles, along with modern bathroom suite. The property has the benefit of full uPVC double glazing with oil central heating system. Outside, the property has a gated driveway providing off road parking, leading to a private and well maintained rear garden with block paving. There is a large wood storage area as well as separate storage shed.

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

17' 10" x 5' 9" (5.431m x 1.755m)

uPVC door to front opens into entrance hallway. Stairs to first floor landing, ceiling beam, radiator and coving to ceiling. Plinth with parquet style flooring drops down to carpeted floor

Lounge

11' 7" x 13' 10" (3.526m x 4.218m)

uPVC window to front and side, radiator, ceiling beams, traditional fireplace with tiled hearth housing cast iron log burning stove

Dining Room

11' 7" x 14' 0" (3.541m x 4.265m)

uPVC windows to side and rear, radiator, tiled floor, painted ceiling beams, traditional brick fireplace with quarry tiled hearth housing cast iron log burner. Open archway to side leads into fitted kitchen

Kitchen

10' 1" x 5' 10" (3.077m x 1.774m)

uPVC door to side leads to garden area. uPVC window to side. A range of modern fitted base and wall units incorporating ceramic sink with draining board and mixer tap, integral tall fridge, space for electric oven with overhead extractor, integral washing machine, tiled floor.

First Floor Landing

Doors leading to all bedrooms and bathroom suite

Bedroom 1

11' 7" x 13' 9" (3.519m x 4.203m)

uPVC window to front, radiator, space for wardrobes

Bedroom2

11' 7" x 13' 11" (3.537m x 4.249m)

uPVC window to front, radiator. two double built in storage cupboards.

Bedroom 3

10' 9" x 5' 9" (3.266m x 1.759m)

uPVC, window to front, radiator

Bathroom

7' 6" x 5' 10" (2.295m x 1.790m)

Opaque uPVC window to rear, panelled bath, pedestal wash basin, close coupled w/c, heated towel radiator, wood flooring, tiled walls, extractor fan

Outside

There is a gated driveway to the rear of the property providing off road parking, leading to the rear garden which has a block paved pathway and lawned garden, which is private, enclosed by hedges. There is a good sized wood store and storage shed found at the rear of the garden area.

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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





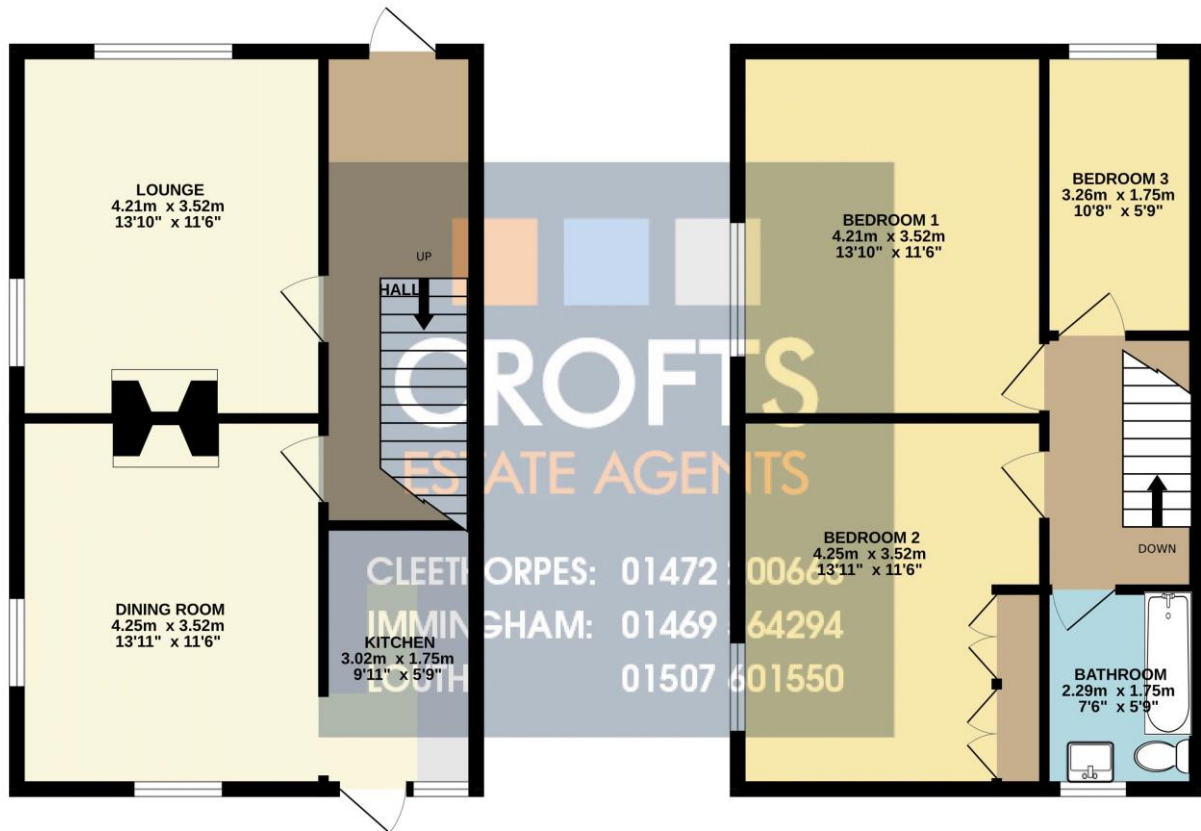


OPEN 7 DAYS A WEEK

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
43.3 sq.m. (466 sq.ft.) approx.

1ST FLOOR
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 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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