



CROFTS ESTATE AGENTS

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



**The Lodge,
Main Road
Beelsby
DN37 0TN**

**Offers in the Region Of
£395,000**

This individually built detached family residence occupies a mature private plot within the highly regarded village of Beelsby at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty. Offered for sale with NO FORWARD CHAIN, the property offers close proximity to the A46, A18 and access towards Lincoln, Caistor and Louth. Approached by a long driveway accessed by secure gates, internal viewings will reveal spacious and well maintained living accommodation comprising of: porch, entrance hallway, lounge, dining room, sitting room, fitted kitchen, ground floor shower room, utility room, cloakroom, boot room, integral double garage, carport, landing area, FOUR DOUBLE BEDROOMS, the main one having dressing area and en suite shower room and four piece family bathroom. There are mature private gardens with beautifully maintained shrub plant and tree borders. The property benefits from full uPVC double glazing and oil heating system

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

7' 3" x 10' 6" (2.22m x 3.199m)

A large entrance porch with oak floor, with further door leading into entrance hallway

Entrance Hallway

16' 4" x 6' 0" (4.98m x 1.824m)

uPVC window to front, radiator and stairs to the first floor landing

Lounge

15' 4" x 13' 10" (4.67m x 4.22m)

uPVC window to front, radiator, open plan entrance into dining room, wood burning stove

Dining room

Sliding uPVC doors to side leading to garden. Door to side leads to kitchen

Kitchen dining room

13' 11" x 11' 4" (4.24m x 3.46m)

Window to front, uPVC window to rear, range of fitted units. Open plan entrance to side, door of kitchen leads into shower room

Shower Room

4' 11" x 3' 2" (1.49m x 0.97m)

uPVC window to rear, walk in shower cubicle

Utility-room

7' 7" x 6' 5" (2.31m x 1.952m)

Upvc window to front, fitted units

Cloakroom

5' 11" x 3' 0" (1.8m x 0.92m)

Low flush W/C, pedestal wash basin

Sitting Room/ snug

13' 3" x 11' 8" (4.03m x 3.56m)

uPVC door to side leading to garden, uPVC window to side. Fireplace housing gas fire, door to side opens into boot room.

Boot Room

13' 3" x 11' 8" (4.03m x 3.56m)

uPVC window and door to side leads to outside. Worktops, door to front leads to double garage

Double Garage

18' 10" x 15' 9" (5.75m x 4.79m)

Remote electric up and over door, window to side. Light and power

First Floor Landing

23' 6" x 8' 10" (7.16m x 2.69m)

2 Upvc windows to front. Leading to all bedrooms and bathroom suite

Bedroom 1

15' 7" x 11' 5" (4.76m x 3.47m)

uPVC window to front, built in storage cupboard, archway to rear leads into small dressing area with uPVC window to rear, built in storage cupboard and door to side leading into En suite shower room

En suite

7' 11" x 3' 3" (2.41m x 0.988m)

Walk in shower cubicle, heated towel rail, low flush w/c and wash basin

Bedroom 2

16' 1" x 11' 11" (4.89m x 3.63m)

uPVC window to side and rear

Bedroom 3

10' 7" x 8' 11" (3.23m x 2.72m)

uPVC window to rear

Bedroom 4

8' 11" x 9' 2" (2.72m x 2.79m)

uPVC window to rear

Family Bathroom

10' 7" x 7' 3" (3.23m x 2.2m)

uPVC window to rear, panelled bath, pedestal wash basin, low flush w/c , walk in shower, built in double cupboard, heated towel rail

Outside

The front of the property is accessed by double wooden gates leading to a large driveway leading to double integral garage , driveway and car port. Mature private lawned garden to front side and rear, with stocked borders with shrubs plants and trees



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 E: 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
110.9 sq.m. (1194 sq.ft.) approx.

1ST FLOOR
71.3 sq.m. (768 sq.ft.) approx.



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TOTAL FLOOR AREA : 182.2 sq.m. (1962 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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