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CLEETHORPES
01472 200666

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



West Cottage, Churchthorpe, Fulstow Louth LN11 0XW

£330,000

Set within large mature private gardens is this stunning semi detached cottage located in a quiet position within the highly regarded village of Fulstow. Having been extended from the original dwelling to both the front and side, the property has been upgraded over recent years to an exceptional standard throughout, resulting in property which simply must be viewed in order to be fully appreciated. The deceptively spacious living accommodation is comprised of: Entrance hallway, cloakroom, fitted kitchen breakfast room, dining room, large open plan family living room, with the first floor comprising of three decent sized bedrooms with superb shower room. Outside, the property stands in private and beautifully maintained grounds, making them ideal for outside entertaining or al fresco dining, with two separate garden areas. There is a long and secure gated driveway providing extensive off road parking facilities, in addition there are wooden stables and kennels, which have fantastic potential for conversion into "man cave" or similar.

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

uPVC door to side opens into hallway. uPVC double glazed window to front. Column radiator, half panelled walls. Open plan utility space for washing machine and dryer. Spotlight ceiling, modern flooring. Door to side leads into cloakroom with close coupled w/c and modern washbasin. Door to rear opens into store room. Door to side opens into kitchen.

Kitchen/Breakfast Room

6' 2" x 23' 11" (1.885m x 7.296m)

Two uPVC double glazed windows to rear. Column radiator. Half panelled walls. Range of modern fitted units with solid wooden work tops, incorporating stainless steel sink unit with draining board and mixer tap. Space for fridge freezer and range oven with extractor hood. Tiled floor. Door to side opens into pantry / under stairs cupboard. Open plan entrance to side leads into dining room.

Dining Room

12' 11" x 6' 7" (3.929m x 2.009m)

uPVC french doors to front, tiled flooring, coving to ceiling. Open plan entrance to side leads to a lobby with uPVC window to front and stairs leading to the first floor. Further door opens into the family room.

Open plan family room

27' 7" x 13' 8" (8.414m x 4.153m)

Width measurement narrows to 2.8 metres / 9.ft 2 uPVC french doors with side panels to side. Full length uPVC window to front. Spotlight ceiling, modern flooring. Feature open fireplace with decorative tiling and traditional surround.

Bedroom 1

14' 6" x 11' 5" (4.410m x 3.483m)

uPVC double glazed window to front, two sets of triple built in storage cupboards and additional double storage cupboard. Column radiator.

Bedroom 2

14' 7" x 8' 0" (4.44m x 2.442m)

uPVC double glazed window to front, radiator.

Bedroom 3

6' 11" x 13' 7" (2.116m x 4.131m)

uPVC window to rear, radiator.

Bathroom

6' 11" x 10' 5" (2.105m x 3.164m)

Opaque uPVC window to rear, walk in shower, low flush w/c, vanity wash basin, column radiator, half panelled walls, tiled flooring.

Outside

The property is approached by a private road accessed off Churchthorpe in the village of Fulstow. Additional parking spaces can be found on the edge of the fenced boundary, with a long gravelled driveway leading to secure double wooden entrance gates, leading to a large gravelled area and two large separate private lawned gardens to both sides of the property. To the left hand side are wooden stables and wooden kennels, with great potential to be used for converting into man cave/ garden bar or work from home space. There are mature trees and established borders providing fantastic privacy.



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



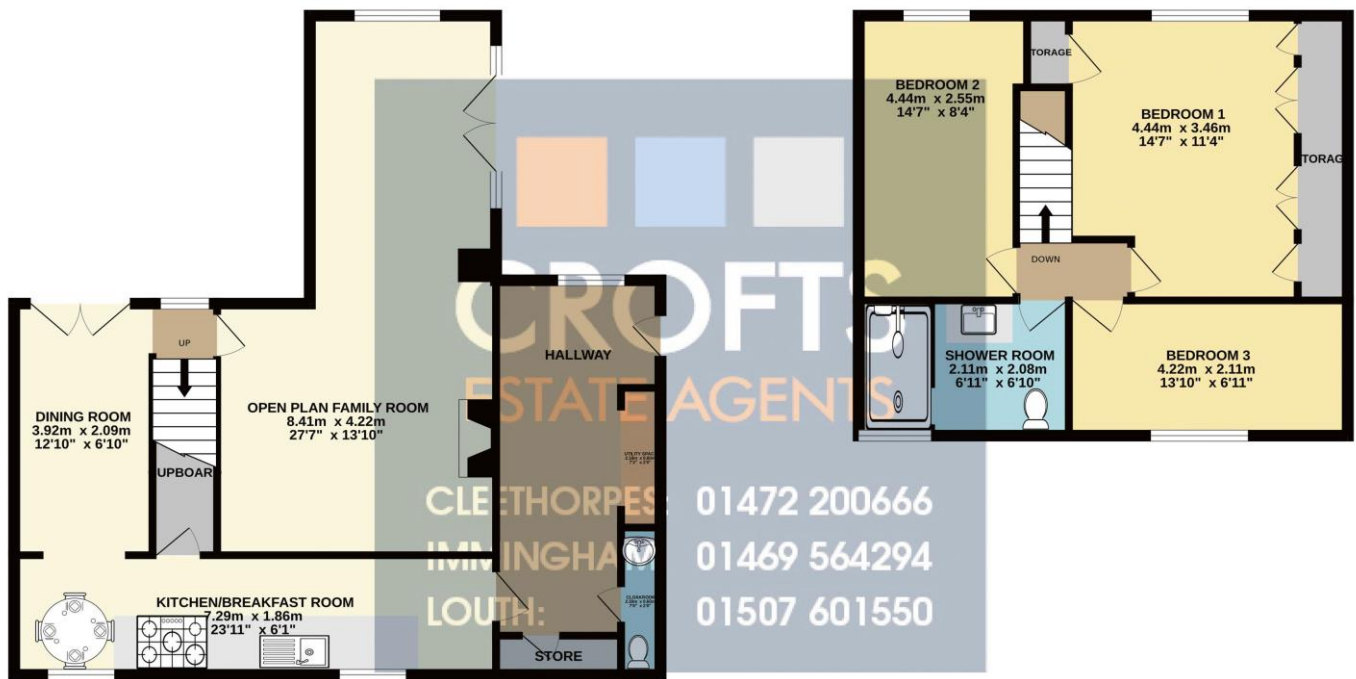


OPEN 7 DAYS A WEEK

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
69.3 sq.m. (746 sq.ft.) approx.

1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 117.7 sq.m. (1267 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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