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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



Springfield House Jubilee Road, North Somercotes Louth LN11 7LH

**Offers in the Region
Of £350,000**

This very spacious and highly deceptive detached residence occupies a generous corner plot on Jubilee Road within the sought after coastal village of North Somercotes. Offered for sale with NO FORWARD CHAIN, this versatile family home was once a well known village shop, having been since converted from two separate dwellings into the four bedroom detached home in its present form. The property retains great character and period appeal, as well as offering potential for annexe with self contained living accommodation on the ground floor. Internal viewings are highly recommended and will reveal well maintained living accommodation throughout, briefly comprising of : Entrance hall / office, lounge, dining room, fitted kitchen, utility room, pantry, cloakroom, boiler room, ground floor bedroom, wet room, first floor landing, three further double bedrooms and family bathroom suite. Outside, the property benefits from large private grounds, with a large detached garage and driveway providing ample off road parking.

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

10' 8" x 5' 7" (3.255m x 1.701m)

uPVC door to front opens into hall, with door to side leading to lounge. Wall sockets, radiator. Tiled flooring. Previously used as an office as the property can be accessed from the rear porch

Lounge

19' 1" x 11' 8" (5.810m x 3.547m)

uPVC window to front. Stairs to first floor landing, radiator. Door to side leads to dining room. Dual sided cast iron log burning stove. Open plan entrance to rear leads into kitchen

Dining Room

19' 1" x 10' 9" (5.809m x 3.271m)

uPVC window to front, uPVC french doors to rear. Door to side leads into boiler room. Dual sided cast iron log burner shared with living room. Radiator

Kitchen

15' 8" x 7' 6" (4.767m x 2.291m)

uPVC windows to both sides. Vaulted ceiling with two velux windows providing further natural light. Ceiling beams. Range of modern fitted units with space for range oven and extractor over, ceramic sink with draining board and mixer tap. Plumbing for dishwasher. Door to rear leads into pantry. Door off the kitchen leads into rear porch. Further door leads to utility room

Utility room

8' 0" x 5' 7" (2.442m x 1.701m)

Built in fitted cupboards.

Pantry

5' 7" x 4' 6" (1.691m x 1.381m)

uPVC window to rear. Radiator. Shelving, plumbing for washing machine

Cloakroom

6' 2" x 2' 3" (1.883m x 0.693m)

low flush w/c, pedestal wash basin, radiator

Rear Porch

5' 4" x 7' 7" (1.63m x 2.302m)

uPVC window to rear and rear door leads into the rear garden

Boiler room

6' 11" x 4' 9" (2.103m x 1.46m)

Accessed from dining room. Oil boiler and thermostat controls. Storage cupboards. Further door to side leads into bedroom 4/annexe area

Bedroom 4

19' 9" x 10' 11" (6.025m x 3.318m)

uPVC window to front. uPVC door to side leads into rear garden. Radiator. Hatch to loft with drop down ladders providing fully boarded storage area. Sliding doors to rear leads into wet room

Wet Room

5' 0" x 5' 9" (1.530m x 1.74m)

Opaque uPVC window to side. Pedestal wash basin, low flush w/c, shower. Tiled walls, tiled floor. Shaver point

First Floor Landing

uPVC window to rear on stairwell. Access to all bedrooms and bathroom suite

Bedroom 1

10' 10" x 18' 4" (3.294m x 5.595m)

Two uPVC windows to front, radiator. Further radiator located behind range of fitted wardrobes, further double cupboard.

Bedroom 2

7' 6" x 13' 2" (2.274m x 4.013m)

uPVC window to rear, radiator

Bedroom 3

12' 2" x 10' 6" (3.707m x 3.20m)

Built in storage cupboard. uPVC window to front, radiator

Bathroom

6' 10" x 10' 9" (2.076m x 3.289m)

Opaque uPVC window to rear. Walk in shower cubicle, panelled bath, pedestal wash basin, radiator

Garage

24' 11" x 13' 11" (7.607m x 4.231m)

Door to side. Roller door to front, window to side. Full light and power

Outside

The property fronts onto the corner of jubilee road and Bank end. The rear garden is accessed via a driveway and detached garage off Bank End, leading to a large private garden which is mostly lawned, with patio area, with raised beds and established mature borders. Excellent area for entertaining or relaxation.



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



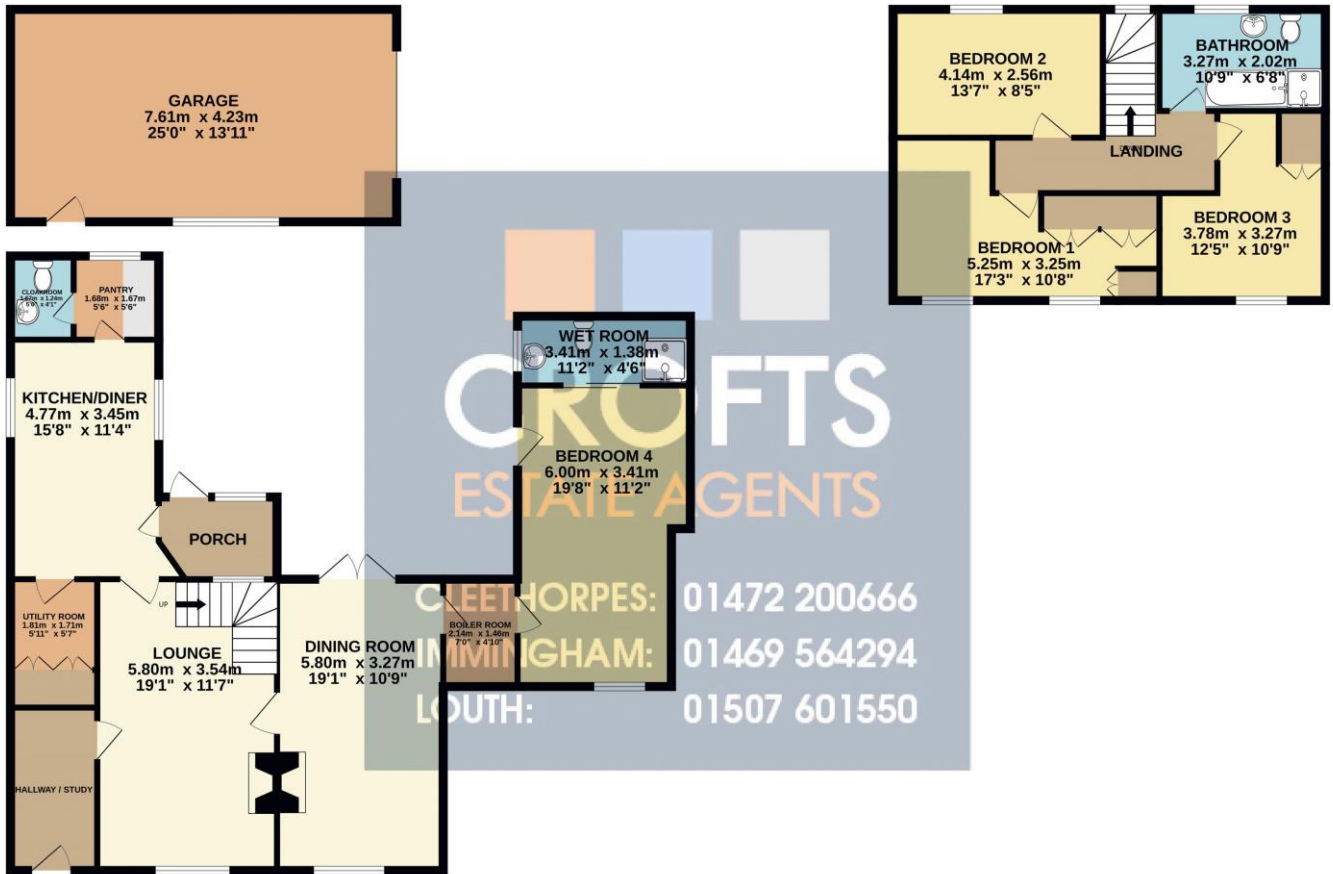


OPEN 7 DAYS A WEEK

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
130.2 sq.m. (1401 sq.ft.) approx.

1ST FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA : 179.7 sq.m. (1934 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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