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



1 Field View,
Manor Farm Cottages,
Little Grimsby
Louth
LN11 0UU

£230,000

This superb semi detached cottage lies in the small rural hamlet of Little Grimsby, found just outside of Fotherby and within easy reach of the market town of Louth. Having undergone a scheme of modernisation and updating over recent years the property retains great character and charm with deceptively spacious living accommodation throughout, comprising of Utility room, hallway, lounge, conservatory, fitted kitchen, shower room, first floor landing and three spacious bedrooms. The property also benefits from full uPVC double glazing and gas central heating with combination boiler. Outside, the property is accessed by a large block paved driveway providing ample off road parking. The rear garden is well maintained being mostly lawn and patio, with three wooden storage sheds.

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Utility room

5' 9" x 8' 9" (1.747m x 2.672m)

uPVC stable door to side with uPVC window to side. uPVC window to front. Door leading into hallway. Tiled floors.

Hallway

9' 10" x 6' 8" (2.992m x 2.025m)

Tiled floor, radiator, stairs to first floor landing. Door to rear leads into lounge. Door to side leads into kitchen

Lounge

16' 2" x 17' 11" (4.936m x 5.456m)

uPVC door to rear leads to garden. Further uPVC door to rear leads into conservatory. Exposed brick chimney breast housing multi fuel burning stove. Storage area in chimney breast recess. Ceiling beam, modern flooring

Conservatory/ sun room

11' 0" x 14' 9" (3.346m x 4.506m)

Having uPVC windows to rear. uPVC doors to side leads into rear garden. Solid oak floor.

Kitchen/Breakfast Room

12' 2" x 9' 9" (3.70m x 2.967m)

uPVC window to front. Spotlight ceiling. Sink bowl unit with draining board and mixer tap. Integral oven, hob and extractor.

Vertical radiator. Breakfast bar. Fully tiled floor. Door to side opens into shower room

Shower Room

6' 5" x 7' 1" (1.951m x 2.169m)

Opaque uPVC window to side, walk in shower cubicle, vanity wash basin, close coupled w/c, tiled flooring. Mermaid style panelling to walls

First-Floor-Landing

uPVC window to front, spotlight ceiling. Access to bedrooms

Bedroom 1

16' 3" x 9' 5" (4.962m x 2.874m)

uPVC window to rear and side, radiator

Bedroom 2

12' 4" x 10' 0" (3.765m x 3.056m)

uPVC window to side, radiator

Bedroom 3

13' 0" x 4' 8" (3.971m x 1.43m)

uPVC window to rear, radiator

Outside

The front of the property is approached by a large block paved driveway which provides ample off street parking. The the rear is a well maintained lawned garden with block paved patio, enclosed by tall wood panel fencing. There is a gravel bed and gated access to the side where there are three wooden storage sheds



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



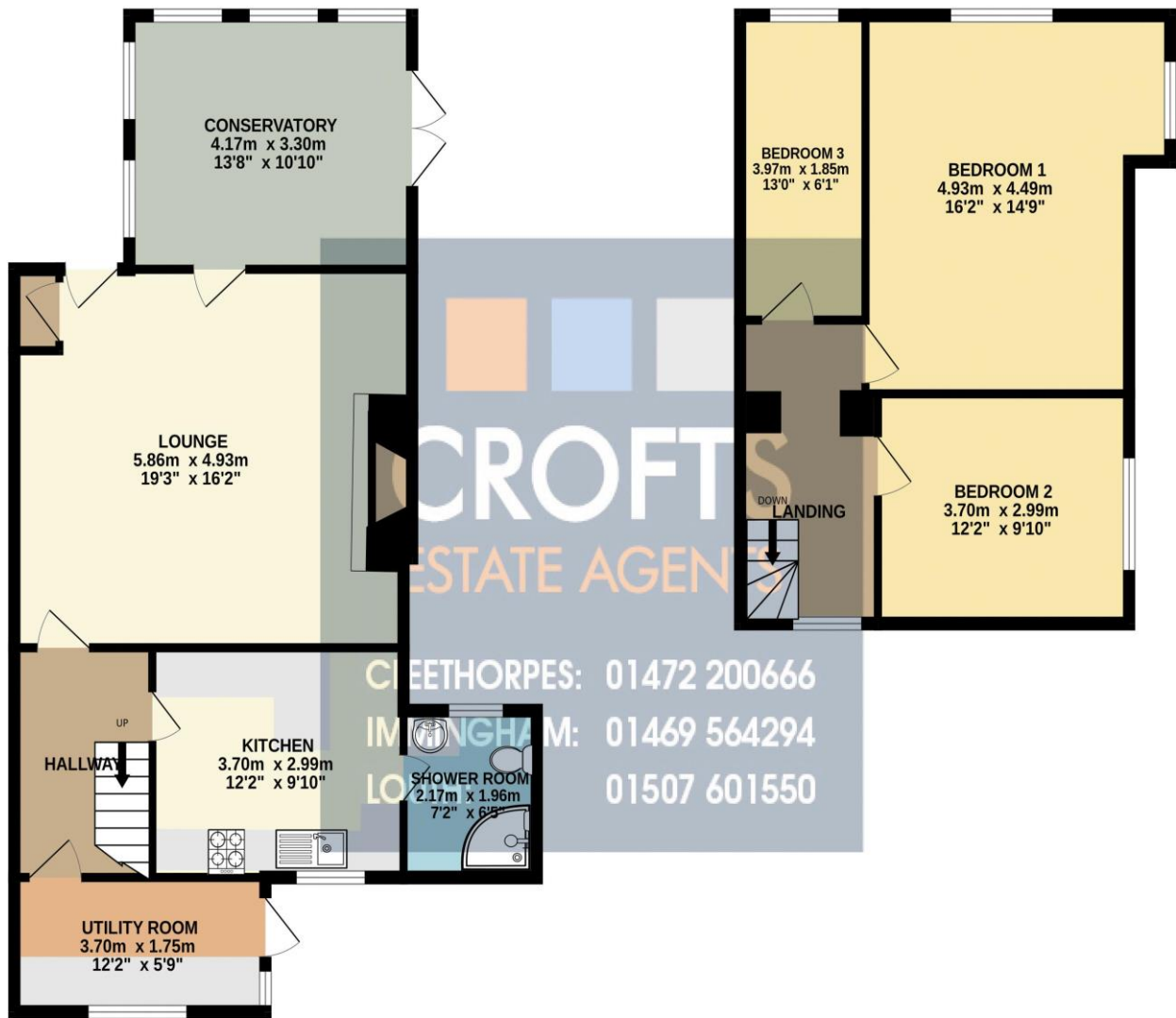


OPEN 7 DAYS A WEEK

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
68.4 sq.m. (737 sq.ft.) approx.

1ST FLOOR
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA: 114.4 sq.m. (1232 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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