



# CROFTS ESTATE AGENTS

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



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£300,000

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### Property Description

Crofts are thrilled to present this stunning, beautifully upgraded four-bedroom detached family home, located within a sought-after, modern development. Recently enhanced with a fantastic new patio to the rear, stylish new flooring throughout the first floor, and a widened driveway at the front, this property offers a perfect blend of contemporary living and practicality. Unfortunately, due to relocation, the current owner is now reluctantly offering the property for sale, making this an ideal opportunity for prospective buyers. The property benefits from the remainder of a 10-year builder's warranty, with approximately six years still to run, giving peace of mind to the new owner. The spacious and thoughtfully designed accommodation includes a welcoming entrance hallway, a convenient cloakroom, a generous living room, a formal dining room, and a breakfast kitchen. Upstairs, you'll find four well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room, as well as a family bathroom. The home sits on a good-sized plot, with a pleasant rear garden featuring a lawn and a large patio area, perfect for outdoor entertaining. To the front, the open-plan layout and extended driveway provide ample off-road parking, leading to an integrated garage for additional storage. Further features include gas central

heating and uPVC double glazing throughout, ensuring year-round comfort. This beautiful home is ready for immediate occupation and viewing is highly recommended to truly appreciate its superb condition and the quality of its recent upgrades.

### Entrance Hallway

The entrance hall features neutral white décor, creating a bright and welcoming first impression. A composite front door with frosted glazing allows natural light while maintaining privacy, complemented by a frosted uPVC window fitted. Additional features include a radiator and a convenient under-stairs storage cupboard.

### Cloakroom

3' 10" x 8' 11" (1.16m x 2.71m)

A useful addition to any family home is the ground floor cloakroom, which is fitted with a modern white suite comprising w.c and wash hand basin. Splashback tiling. Fitted extractor. Central heating radiator. Double glazed window.

### Living Room

16' 0" x 10' 2" (4.88m x 3.09m)

A well proportioned living room with double glazed window to the front elevation and French doors to the rear. Central heating radiator.

### Dining Room

11' 9" x 8' 11" (3.58m x 2.71m)

A versatile room which could be used as a dining room, play room or even a fifth ground floor bedroom for those wishing to do so. Double glazed windows to the front and side elevations offering a dual aspect view. Central heating radiator.

### Breakfast Kitchen

12' 8" x 14' 7" (3.86m x 4.44m)

A lovely sized breakfast kitchen designed with family living in mind, this spacious kitchen features sage-coloured wall and base units to two sides with durable wood-effect worktops and coordinating splashback returns. A large central island forms the heart of the room, complete with a five-ring electric hob and extractor above, as well as a breakfast bar seating three—ideal for casual meals, homework, or socialising. Integrated appliances include a 70/30 fridge freezer, double oven with grill, and dishwasher, with space provided for a washing machine. The room is finished with easy-care wood-effect vinyl flooring, white décor, two uPVC windows with fitted blinds, a uPVC frosted door, radiator, and eight recessed downlights, creating a bright and practical space for everyday family life.

### First Floor Landing

With newly fitted flooring to the first floor, the landing is neutrally decorated and offers an airing cupboard and fitted storage cupboard creating ample space.

### Family Bathroom

6' 9" x 6' 8" (2.05m x 2.02m)

The family bathroom is equipped with a modern white suite comprising wall mounted wash hand basin, concealed cistern w.c and a panelled bath with screen and shower over. Splashback tiling. Central heating radiator.

### Bedroom One

9' 3" min x 14' 8" (2.81m x 4.48m)

The first of the double bedrooms a dual aspect view with double glazed windows to the side and rear elevations. Pleasantly decorated and again having newly fitted quality laminate flooring. Central heating radiator. Door to the ensuite.

### Ensuite to Bedroom One

5' 5" x 6' 4" (1.65m x 1.92m)

A modern ensuite equipped with a close coupled w.c, wall mounted wash basin and a shower cubicle. Splashback tiling. Double glazed window. Central heating radiator.

### Bedroom Two

12' 11" x 8' 11" (3.94m x 2.73m)

A second double bedroom again with dual aspect view. Pleasantly presented with central heating radiator. Newly fitted laminate flooring.

### Bedroom Three

8' 6" x 10' 0" (2.60m x 3.04m)

uPVC double glazed window. Central heating radiator. Newly fitted flooring.

### Bedroom Four

7' 2" x 10' 0" (2.18m x 3.04m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Garage

19' 9" x 10' 2" (6.01m x 3.10m)

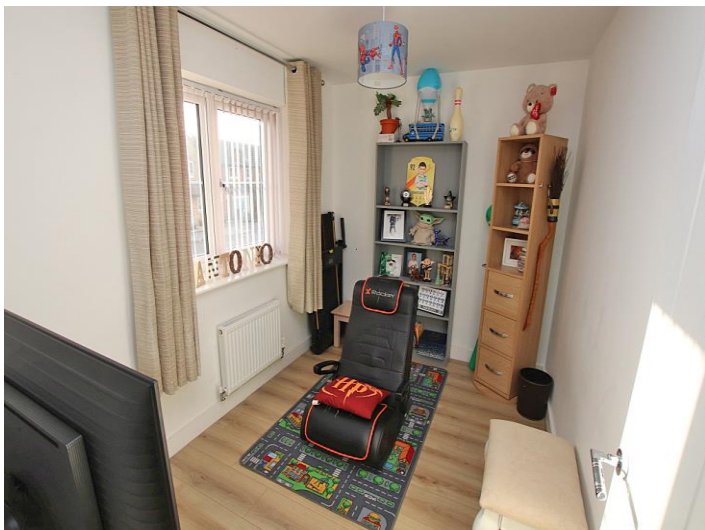
A large over sized detached brick and tile single garage has up and over front door with power and light inside plus eaves storage. The driveway is laid to tarmac and has been widened to the front and has planted barked borders to the side.

### Outside

Open plan frontage with lawn, widened driveway as mentioned and pathway to the front door. The rear is off a good size and has walled perimeter creating an ideal safe environment for those with younger members or pets in the family. The garden benefits from the morning and late afternoon sun. The present owners have also just installed a large patio to the rear, ideal for outdoor entertaining and alfresco dining. The remainder of the garden is lawned, with the newly laid lawn sections to the edge of the patio seeded ready for growth next year.







**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.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**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](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
75.4 sq.m. (812 sq.ft.) approx.

1ST FLOOR  
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA: 132.2 sq.m. (1423 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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