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



**6 Woolpack Meadows
North Somercotes
LN11 7QG**

**Offers in the Region Of
£350,000**

This stunning modern detached family residence is tucked away in a quiet cul de sac within the ever popular coastal village of North Somercotes. Having undergone several upgrades and improvements over the years, including high specification kitchen, bathroom, en suite and large conservatory, the property offers fantastic living space for the family and needs to be viewed first hand in order to be fully appreciated. Approached by a good sized block paved driveway and integral garage, internal living accommodation is comprised of: Entrance hallway, cloakroom, lounge, dining room, large conservatory, superb modern breakfast kitchen, utility room, first floor landing, four double bedrooms, the largest of which is served by a modern en suite shower room, luxurious four piece family bathroom suite. To the rear is a private and low maintenance rear garden, with large patio area ideal for entertaining and relaxation or al fresco dining.

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Entrance Hall

Door to front opens into hallway. Stairs to first floor landing. Under stairs storage cupboard. Modern flooring. Door leading to cloakroom

Cloakroom

5' 4" x 2' 11" (1.625m x 0.89m)

Pedestal wash basin, close coupled w/c. Wall storage cupboard. Modern flooring.

Lounge

18' 9" x 11' 6" (5.710m x 3.500m)

uPVC bay window to front. Two uPVC windows to side. Double doors to rear lead into dining room. Radiator, modern flooring.

Dining Room

11' 9" x 11' 8" (3.573m x 3.550m)

uPVC double doors to rear lead into conservatory. Door to side opens into kitchen. Modern flooring, radiator

Conservatory

9' 10" x 23' 1" (2.985m x 7.038m)

A superb sized "wrap around" conservatory with uPVC double doors to rear leading to outside. Modern flooring and double glazed windows to all sides overlooking the private rear garden

Kitchen breakfast room

10' 1" x 15' 7" (3.083m x 4.761m)

Leading off the entrance hall. Two uPVC windows to rear. uPVC window to side. Entrance leading off into utility room. A superb contemporary handle less fitted kitchen with trim and lighting, comprising of an extensive range of units which incorporates sink unit with boiler tap, induction hob with tiled splashbacks and extractor hood, integral double oven and microwave, pull out larder unit, full length integral fridge and full length freezer, breakfast bar and wine rack. Tiled floor and inset spotlights to ceiling

Utility

room

5' 2" x 9' 0" (1.574m x 2.742m)

uPVC door to side leads to outside. Matching fitted units. Sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Extractor fan. Part tiled walls. Tiled floor. Consumer unit

First Floor Landing

Leading to all bedrooms and bathroom suite

Bedroom 1

16' 5" x 11' 1" (5.0m x 3.384m)

uPVC window to front. Radiator. Door to side opens into en suite.

En suite shower room

10' 11" x 7' 1" (3.32m x 2.163m)

Opaque uPVC window to front. Walk in corner shower cubicle, vanity wash basin with built in drawers, close coupled w/c fully tiled walls and flooring, extractor fan

Bedroom 2

16' 6" x 10' 6" (5.040m x 3.193m)

uPVC window to rear, radiator.

Bedroom 3

13' 8" x 9' 4" (4.178m x 2.854m)

uPVC window to rear, radiator.

Bedroom 4

13' 9" x 9' 0" (4.179m x 2.752m)

uPVC window to front, radiator.

Family Bathroom

10' 11" x 7' 1" (3.32m x 2.163m)

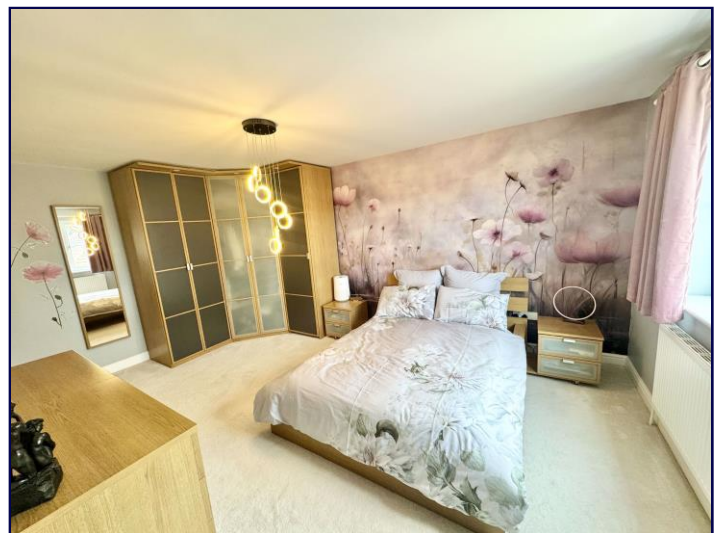
Opaque uPVC window to rear. Luxurious 4 piece bathroom comprising of sunken bath unit, floating vanity wash basin with drawers, attached push button w/c , corner walk in shower, heated towel rail, fully tiled walls and tiled floor

Garage

Up and over door, light and power

Outside

Block paved driveway to front providing ample off road parking. Decorative front garden comprising paving stones, white gravel borders and established plants. Gated access to the side of the property leading to rear garden. Private and easy maintenance rear garden comprising of artificial grass, with established borders. Screen fencing leading to access to oil tank. Large sandstone tiled patio area for garden furniture and bbq etc. Established shrub borders. Enclosed to all sides by tall wood panel fencing providing great 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 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
98.9 sq.m. (1065 sq.ft.) approx.

1ST FLOOR
76.6 sq.m. (825 sq.ft.) approx.



TOTAL FLOOR AREA: 175.5 sq.m. (1890 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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