

Buy. Sell. Rent. Let.



Crawcroft Lane, Alford



3



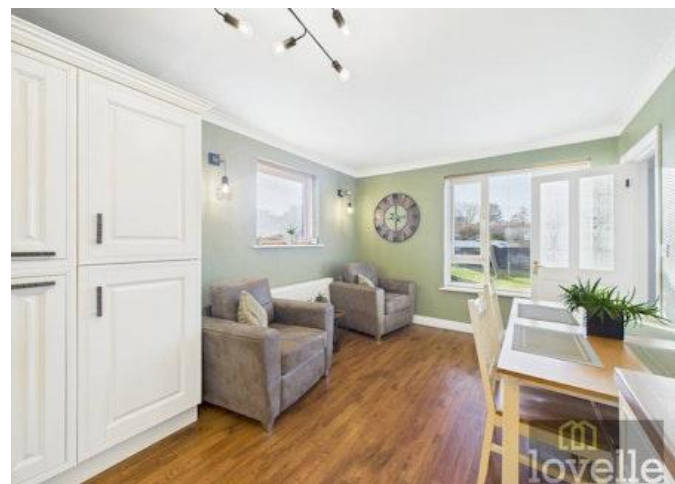
2



2

When it comes to
property it must be


lovelle



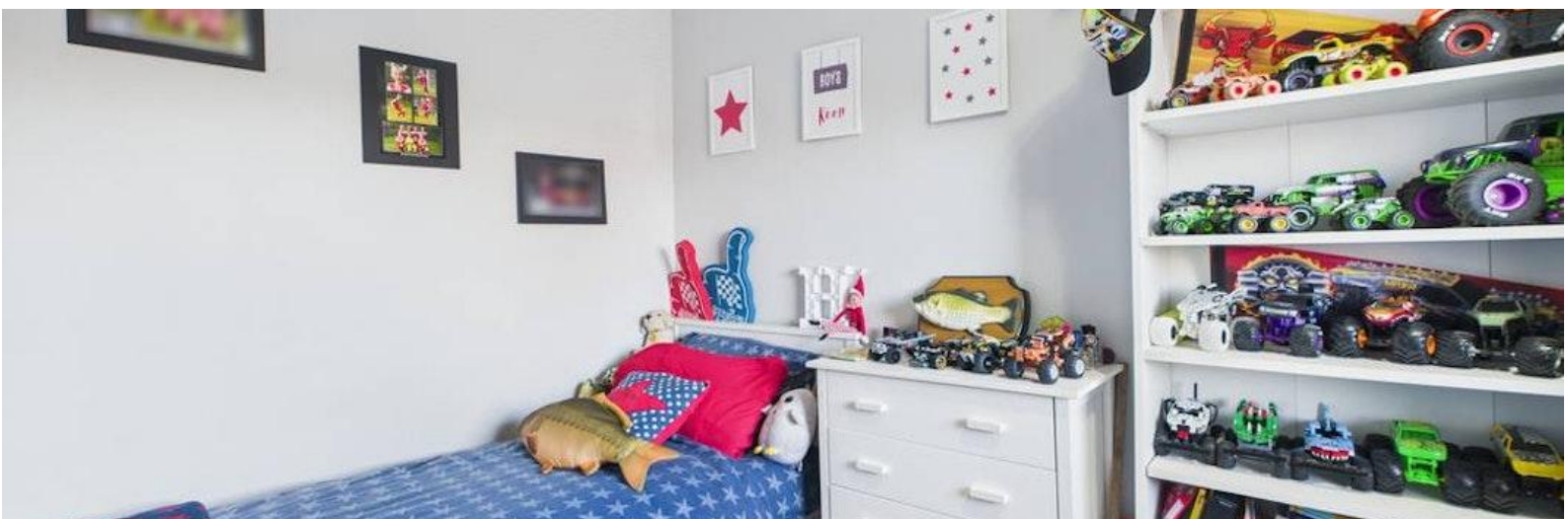
£275,000



Lovelles are pleased to bring to market this impressive three bed semi detached house situated on a good sized plot with private rear garden and spacious driveway. The property is located in the small village of Hannah convenient for the market towns of Alford and coastal village of Sutton on Sea.

Key Features

- Semi Detached House
- Three Bedrooms
- Rural Village Location
- Sun Room
- Driveway & Garage
- Good Size Rear Garden
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this impressive three bed semi detached house situated on a good sized plot with private rear garden and spacious driveway. The property is located in the small village of Hannah convenient for the market towns of Alford and coastal village of Sutton on Sea. The property comprises of Entrance Hall, Lounge, Kitchen Diner, Bar, Cloakroom, Conservatory, Three Bedrooms and Bathroom. With Large Rear Garden, Driveway and Garage.

Entrance Hall

0.95m x 1.85m (3'1" x 6'1")

Entry via composite door, entry into lounge and kitchen dinner.

Lounge

3.15m x 5.14m (10'4" x 16'11")

Window to front elevation, light and airy room, feature fire with hearth and surround, power points, radiator and tv point.

Kitchen Diner

3.2m x 5.78m (10'6" x 19'0")

Triple aspect windows to front, side and rear elevation, a spacious country style kitchen fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, space for range style cooker with extractor hood over, space and plumbing for washing machine, power points, tiled splashbacks and two radiators. There is space for a dining table. Door into;

Inner Hallway

1.13m x 2.97m (3'8" x 9'8")

Access to rooms and radiator.

Storage Cupboard

1.76m x 0.96m (5'10" x 3'1")

Perfect storage space with shelving. Could be used as pantry space.

Bar

2.11m x 2.58m (6'11" x 8'6")

Obscure window to rear elevation, power points and lighting. The current vendors are using this as a bar area with seating.

Cloakroom

0.88m x 1.56m (2'11" x 5'1")

Obscure window to side elevation and WC. The boiler is housed here.

Conservatory

4.27m x 3.39m (14'0" x 11'1")

Windows to side and rear elevation, polycarbonate roof, power points, tv point and double opening 'French' doors out to the rear garden.

Landing

Window to rear elevation overlooking the rear garden and doors into all rooms.

Bedroom One

3.23m x 3.85m (10'7" x 12'7")

Window to front elevation, spacious double bedroom, built in wardrobe, power points, tv point and radiator.

Bedroom Two

3.18m x 2.9m (10'5" x 9'6")

Window to front elevation, spacious double bedroom, built in cupboard, power points and radiator.

Bedroom Three

2.28m x 2.79m (7'6" x 9'2")

Window to rear elevation, built in cupboard, radiator and power points.

Family Bathroom

2.15m x 1.75m (7'1" x 5'8")

Obscure window to rear elevation, a three piece suite comprising of P shaped bath with shower over and glass screen, built in vanity unit with hand wash basin, WC, fully tiled walls, radiator, spot lights and extractor fan.

Rear Garden

To the rear is a spacious and private rear garden with fencing and hedging to all sides to provide privacy and define the boundary. The garden is laid to lawn with a variety of trees and shrubs. There is a patio seating area and access to the front via a timber gate.

Front

The front of the property is laid to lawn with a gravelled boarder. To the side there is a spacious driveway to allow several vehicles.

Location

Hannah is a civil parish in the East Lindsey district of Lincolnshire, England. It is situated approximately 4 miles (6 km) north-east from Alford, and 15 miles (24 km) south-east from Louth. It is to be found less than two miles inland of the North Sea coast at Sutton on Sea.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 for 1.3 miles, Slight right towards Main Street, Continue onto Main Street for 1.1 miles, Turn left onto Brickyard Lane, Turn right onto Alford Road/A1111, Continue to follow A1111 for 1.2 miles, Turn left onto Crawcroft Lane. The property can be found on the left hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Agents Notes

The property is being offered with NO UPPER CHAIN, and if the chicken coops are not required then the current owners will dismantle and set back to lawn where the coops currently sit. These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties



regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.





Floor 0



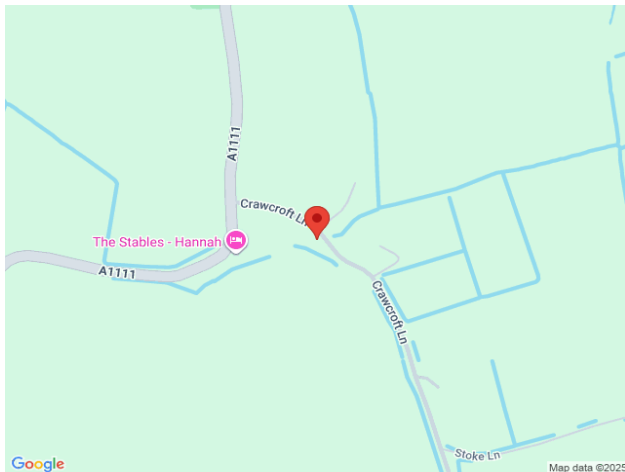
Floor 1

Approximate total area⁽¹⁾
1085 ft²
100.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



When it comes to **property**
it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

