



# CROFTS ESTATE AGENTS

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



Springfield Wells Road  
Healing  
DN41 7QJ

£395,000

We are delighted to present to the market, this fantastic FOUR BEDROOM DETACHED BARN CONVERSION on an exclusive GATED DEVELOPMENT in Healing. The property offers HIGH SPECIFICATION throughout with OPEN PLAN living kitchen and dining area with mezzanine level over, en suite bathrooms to two bedroom, family bathroom, cloakroom and utility room. This EXECUTIVE PROPERTY also offers large L shaped private gardens, allocated parking for three vehicles a shared courtyard area and drive. The development will be exclusive to three detached barns, all converted to form a SECLUDED, PRESTIGE enclave of properties close to the desirable village of Healing with access to excellent schooling and to the M180. Early interested parties are advised to register their interest as soon as possible and then would be able to chose furnishings with PC sums available for kitchens and bathrooms.

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North East Lincolnshire DN35 8HP

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#### Entrance Hall

The entrance hall has fully tiled floors and painted white walls with vaulted ceiling.

#### Cloakroom

4' 5" x 5' 2" (1.34m x 1.58m)

The cloakroom has low level flush WC with sink, tiled floors and walls.

#### Kitchen breakfast room

34' 9" x 13' 2" (10.60m x 4.01m)

Stunning bespoke solid wood breakfast kitchen with marble and solid wood work tops open plan to the living dining room. With vaulted ceiling and two large windows the kitchen has a full range of appliances integrally fitted.

#### Open plan living dining room

34' 9" x 13' 2" (10.60m x 4.01m)

A superb space including the breakfast kitchen offers space for large dining table and chairs plus living area. Both of these areas offers large timber sliding doors to the rear patio which bring the outside in. The whole area is has a vaulted ceiling with exposed original oak beams.

#### Mezzanine Snug

13' 2" x 11' 7" (4.01m x 3.53m)

A private area accessed up purpose built stairs with glass balustrade to the open plan living area presents opportunities for separate snug/office or living area.

#### Bedroom One

16' 5" x 13' 1" (5.00m x 4.00m)

A large double bedroom has wooden patio doors and windows to the garden, vaulted ceiling, carpet and white walls.

#### MasterEnsuite

10' 4" x 10' 10" (3.14m x 3.30m)

Walk in shower cubicle with power shower over, free standing oval bath, double vanity unit sink and low level WC. The room is large with frosted window to the side and fully tiled floors and walls.

#### Bedroom Two

13' 2" x 11' 7" (4.01m x 3.53m)

Another large double bedroom with window to the rear garden, carpet and painted white walls.

#### Bedroom Three

12' 2" x 20' 5" (3.72m x 6.23m)

The the first floor with walk in dressing room the four bedroom could take a double bed and has two Velux roof windows.

#### Bedroom Four

12' 2" x 20' 5" (3.72m x 6.23m)

A third good sized double bedroom has wood window to the courtyard, carpet and painted white walls.

### **Family Bathroom**

12' 2" x 9' 3" (3.72m x 2.81m)

The bathroom is fully tiled with white three piece suite including vanity sink and shower over bath with glass shower screen.

### **Lighting**

Dimmed LED down lighting (Chrome/Satin) to all areas Pendants to kitchen area security/floodlighting to external where applicable

### **Sockets**

Chrome/Satin sockets throughout, TV points to all living areas & bedrooms

### **Heating**

Under floor heating throughout with individual smart control thermostats to each zone Economic Electric combination boiler

### **Doors**

Bespoke solid doors throughout

### **Flooring**

Tiled floor throughout open plan living/dining/kitchen area/hallway/bathrooms & utility rooms Carpets to bedroom 1, 2, 3 & 4 & Study

### **Windows**

Wooden framed double glazed windows & doors throughout with independent 10 year Fensa manufacturer warranty & 5 year glazing warranty

### **Gardens**

Shared communal courtyard garden and large private garden to two sides with Lincolnshire fencing and Laurel hedge and feature trees. The garden is mainly laid to lawn with slab patio area.

### **Parking**

The property has three allocated parking spaces.

### **Warranty**

Independent 10 year build warranty



**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.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band : To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://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

GROUND FLOOR  
137.7 sq.m. (1482 sq.ft.) approx.

1ST FLOOR  
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA: 184.9 sq.m. (1990 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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