



CROFTS ESTATE AGENTS

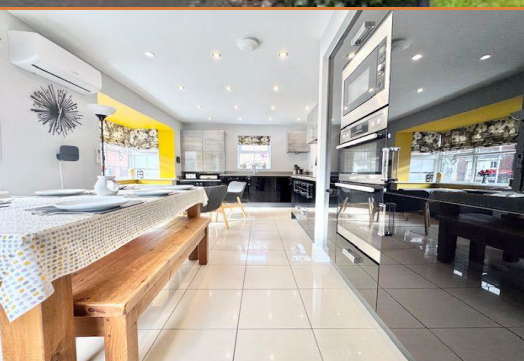
PASSIONATE ABOUT PROPERTY

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



8 Saunders Close
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LN7 6JL

Offers in the Region Of £299,950

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Property Description

Luxury Meets Sustainability This executive four-bedroom detached home is a masterclass in modern living, boasting cutting-edge technology and eco-friendly features that reduce energy bills and minimize its carbon footprint. Built on a sought-after development just 11 years ago, this stunning property proudly showcases its A-rated EPC, highlighting its exceptional energy efficiency. The sleek, modern layout welcomes you through the entrance hall, where a study provides a dedicated space for working from home. The heart of the home is the kitchen, living, and dining area, where seamless flow and stylish finishes create the perfect setting for family life and entertaining. Additional features include a spacious cloakroom, utility room, and lounge. The first floor retreat offers four generous bedrooms, including a master suite with en-suite facilities, alongside a family bathroom. Outside, the neatly landscaped front and rear gardens provide a serene outdoor oasis, while off-road parking and a semi-detached garage with electric car charger offer convenience and peace of mind. With air conditioning, CCTV, and Zip hot and cold taps this property is the epitome of modern luxury living. Schedule a viewing today to experience this incredible home for yourself.

Entrance hall

6' 3" x 21' 1" (1.90m x 6.43m)

An attractive and spacious entrance hall is well lit from the front with three frosted windows and to further uPVC windows to the front with solid composite door to the centre. The hallway has cream polished tiled floor, grey decor, two pendant lights, radiator with space under the stairs for fixed office desk and work space.

Kitchen diner living

21' 3" x 10' 5" (6.47m x 3.18m)

A gorgeous space to the family offers high gloss black and grey wall and base units to two sides of the room with grey complimentary splash back returns and work top over. The well equipped modern kitchen double oven, integral microwave, dishwasher, 70/30 fridge freezer and Zip 4 in 1 hot and cold tap and water softener. The light and airy room has three uPVC windows and uPVC bay window with space for both a living space and table and chairs for family dining. The room has cream polished tiled floor, two radiators and 23 down lights.

Lounge

14' 4" x 11' 3" (4.37m x 3.44m)

A spacious lounge has solid wood French doors from the hallway with deep uPVC bay window also having uPVC French doors out into the rear patio and garden creating a lovely flow to the living space. The room has grey decor, beige carpet, two radiators and pendant light.

Cloakroom

5' 10" x 11' 1" (1.77m x 3.39m)

A surprising large cloakroom has floating WC and sink with tiled splash backs and white and pink decor. The room has useful built in storage, uPVC frosted window and blind, radiator, cream polished tiled floor and 5 down lights.

Utility room

5' 7" x 5' 9" (1.70m x 1.74m)

The utility has matching wall and base units to the kitchen with grey work top and splash back return over. The room has plumbing and space for washing machine, cream polished tiled floor, blue and white decor, composite frosted door to the rear, two down lights and extractor.

Stairs and landing

The stairs and landing have brown carpet, green and grey decor, two pendant lights, loft access and storage cupboard for water tank.

Bedroom

13' 1" x 10' 6" (3.98m x 3.21m)

The main bedroom has turquoise and white decor, brown carpet, uPVC window and blind, fitted wardrobes with sliding doors, air conditioning, pendant light and radiator.

En suite

5' 9" x 6' 9" (1.74m x 2.06m)

The en suite has WC, sink and walk in low threshold shower with glass screens and bi-folding door entry. The room has tiled walls with waterproof bubble wallpaper and grey decor, uPVC window and blind, chrome towel radiator, extractor, four down lights and shaver point.

Bedroom Two

9' 7" x 9' 11" (2.92m x 3.01m)

With white decor, beige carpet, fitted wardrobes, uPVC window and blind, radiator and pendant light.

Bedroom Three

9' 1" x 10' 8" (2.78m x 3.26m)

With two uPVC windows and blinds, brown carpet, white and purple decor, radiator, fitted wardrobes and pendant light.

One

Bedroom Four

8' 0" x 11' 6" (2.44m x 3.51m)

The spare fourth bedroom in this house is further living space but is well proportioned for bigger families with uPVC window, pendant light, blind, radiator, orange and white decor and brown carpet.

Family Bathroom

5' 7" x 9' 0" (1.69m x 2.75m)

The family bathroom has three piece suite with vanity sink, floating WC, bath with shower over and glass screen, chrome towel radiator, uPVC frosted window with blinds, five down lights, grey and slate effect tiled splash backs, black tiled floor, green decor and extractor.

Rear garden

The rear garden is laid primarily to lawn with good sized slab patio with paths to the side gate and a hard standing for the timber shed. The garden has well stocked landscaped soil borders to the perimeter with good quality timber fencing and wall to the boundary.

Front and side gardens

The front and side gardens are neatly presented with maintained lawn and soil and barked borders well stocked and landscaped with plants.

Garage and driveway

8' 10" x 16' 6" (2.69m x 5.04m)

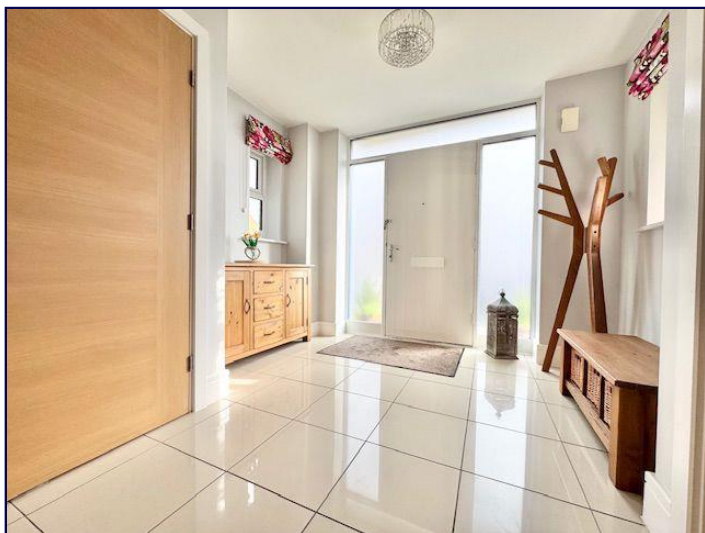
The garage is a brick semi detached single one with tiled roof. There is an up and over door with power and light to the inside with timber side door from the rear garden. To the front is a tarmac driveway for one vehicle. A private tarmac communal driveway with one neighbour gives access to the rear parking and garage.

SOLAR POWER

The property has solar panels to the front of the property with 6.2KW fitted in 2018 and owned by the property. The electric feeds into the grid and battery storage, supplementing the usage making bills cheaper.

AIR SOURCE HEAT PUMPS

The owners have removed all gas from the property and installed air source heat pumps in 2024, the impact has been lower bills for hot water and heating and is environmentally friendly.



AIR CON

The property has been fitted with air-conditioning in September 2025 into the kitchen diner living area and main bedrooms which can provide both heat and cold.

ZIP TAP

A Zip 4 in 1 tap can provide both boiling hot and chilled Water with mixer tap.

CCTV

The property is fitted with 6 cameras operating on a REOLINK system and used via an application on any device. All recordings on the closed circuit are stored on a hard drive for 7 days.



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

Free Valuations

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

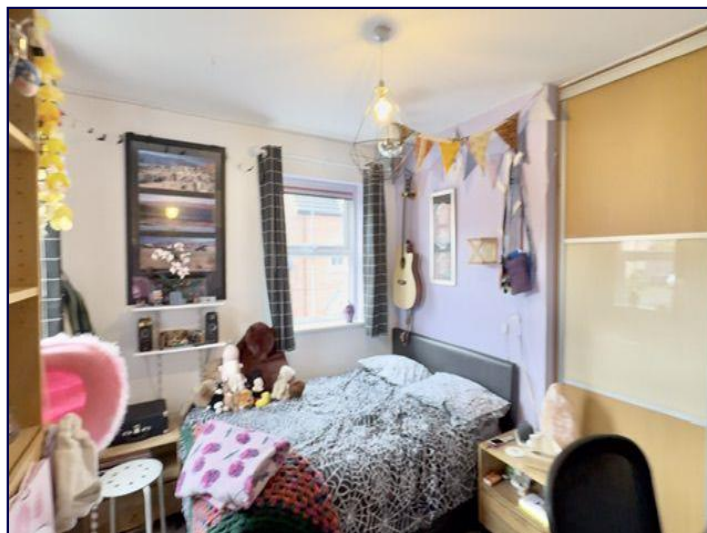
Property Management

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
76.5 sq.m. (823 sq.ft.) approx.

1ST FLOOR
59.3 sq.m. (638 sq.ft.) approx.



TOTAL FLOOR AREA: 135.8 sq.m. (1462 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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