



2 Grange Farm Cottages, Croxton
£560,000

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Croxton, Ulceby

Council Tax band: A

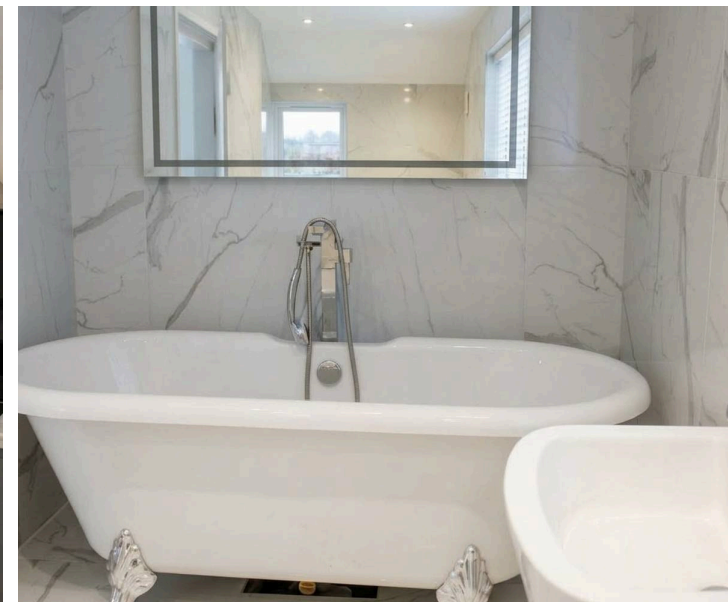
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Pair of refurbished cottages and 3 acres
- Total of 5 bedrooms
- Ideal for two family occupation
- Semi Rural location.
- Potential to become a single dwelling
- No Upward Chain

BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £25+ VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.





NUMBER 2 COTTAGE – Refurbished

Entrance

5' 7" x 5' 8" (1.69m x 1.73m)

Side entrance with tiled floor and utility store housing the oil fired boiler.

Breakfast room

11' 9" x 8' 0" (3.57m x 2.44m)

Enjoying views to the rear garden.

Kitchen

12' 0" x 11' 11" (3.67m x 3.64m)

Newly refurbished with an excellent range of high gloss finished units with contrasting tops and including an inset electric hob with extractor over, fitted oven and microwave, breakfast bar and space for an upright fridge/freezer.

Bathroom

11' 7" x 5' 10" (3.53m x 1.77m)

A fully tiled, split level indulgence appointed with a freestanding roll topped bath, walk-in glazed shower enclosure, close coupled wc, pedestal wash hand basin and spot lighting.

Inner Hall

Radiator, window and stair.

Lounge

12' 10" x 11' 11" (3.92m x 3.63m)

A relaxing rear facing room centred on the cast iron stove in beamed recess and with views to the enclosed garden.

Study

9' 10" x 6' 1" (3.00m x 1.86m)

A flexible space ideal for use as either a study, hobby room or play room.



**Bedroom 1**

13' 2" x 11' 9" (4.01m x 3.58m)

A generous double room overlooking the garden.

Bedroom 2

10' 0" x 6' 9" (3.06m x 2.05m)

Part sloping ceiling and views to open farmland.

Rear Landing

10' 1" x 6' 2" (3.07m x 1.89m)

A flexible area which could easily become further accommodation if required and steps up to a further landing.

Bedroom 3

13' 1" x 8' 9" (3.98m x 2.67m)

A further double room with garden rooms.

NOTE

The inner landing continues to a further bedroom which is included in Cottage 1 and a ,currently closed, door opens into Cottage 1.

NUMBER 1 COTTAGE – Part refurbished

Rear Entrance

Pvcu door and laminated flooring.

Bathroom

9' 3" x 6' 2" (2.81m x 1.88m)

To include a 3 piece suite and tiled walls.

Open Plan Living Area and Kitchen

27' 11" x 21' 11" (8.52m x 6.67m)

A generous, contemporary, triple aspect L shaped living space suited to modern family life and including a brick built fire recess with inset cast iron stove, French doors to enclosed garden and a generous kitchen area newly appointed with a good range of high gloss finished units with integrated oven, hob and extractor fan, plumbing for a washing machine and space for an upright fridge/freezer. (maximum measurements.)

Landing

Potential access back to Cottage 2.

Bedroom 1

9' 11" x 9' 7" (3.02m x 2.93m)

A double room with views to open farmland and part sloping ceiling.

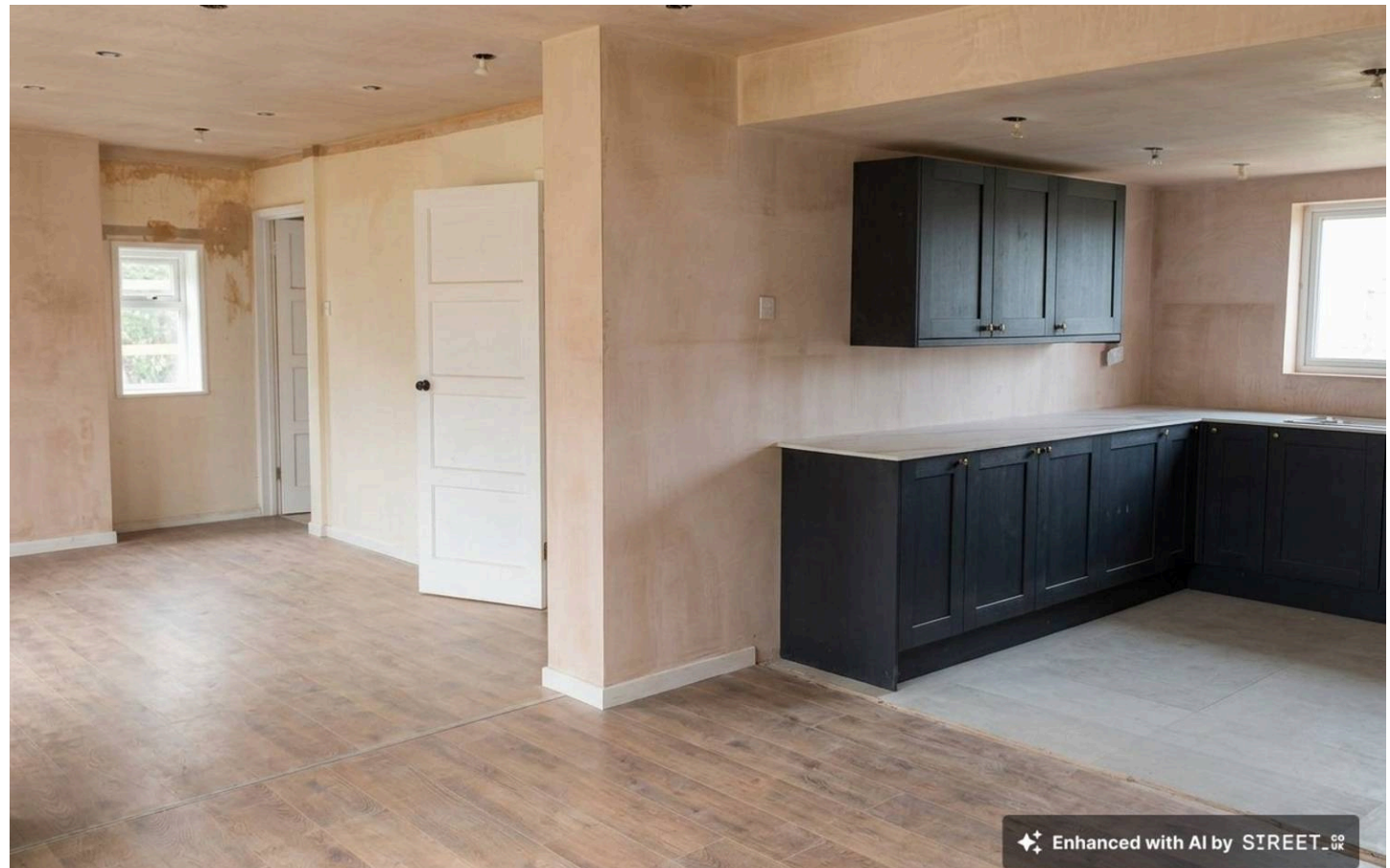
Bedroom 2

14' 1" x 11' 9" (4.29m x 3.59m)

A door from the landing opens to the inner landing of Cottage 2 and leads to the second, dual aspect double bedroom

Garden

Each cottage has its own, enclosed gardens and there is a common parking area to the side. The fenced paddock lies to the east of the cottage immediately adjacent to the parking area.





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