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

Westfields Mill Lane
South Somercotes
LN11 7DA

£575,000

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Property Description
This stunning property is part barn conversion, part individually built executive detached residence, set within mature private gardens in a fantastic rural position in the coastal village of South Somercotes. Offered for sale with NO FORWARD CHAIN, the property enjoys stunning open views to all sides, with almost limitless potential for potential purchasers to explore the sheer size and flexibility of living accommodation on offer. The peaceful setting, with no neighbours nearby will also undoubtedly appeal. Internal viewings are essential for this unique property and grounds to be truly appreciated. Briefly comprising of porch, entrance hall, utility room, rear porch, cloakroom, lounge, fitted breakfast kitchen with pantry, dining room, snooker room, sun room, ground floor bathroom, three double bedrooms to the first floor, with en suite shower room and second family bathroom, large double integral garage and two separate store rooms providing potential for a variety of uses. The property benefits from full double glazing and oil central heating. The outside has the benefits of a substantial gravelled driveway with turning circle and mature private gardens with well stocked mature borders and stunning open field views to all aspects.

Entrance Porch
6' 1" x 8' 5" (1.859m x 2.576m)
Entrance door opens into porch with double glazed windows to front and rear, solid wood floor, door to side leads into entrance hallway.

Entrance Hallway

Double glazed window to front, stairs to first floor landing, solid wood flooring, double built in storage cupboard. Door to side leads into kitchen, double doors to side lead into dining room, door to rear opens into utility room.

Kitchen/Breakfast Room
15' 10" x 7' 6" (4.819m x 2.288m)
Double glazed double doors to rear lead to garden. Dual aspect double glazed windows to front and side aspects. Radiator. Extensive range of modern fitted units incorporating 1.5 sink bowl unit and mixer tap, integral oven and microwave, integral dishwasher, induction hob and extractor hood. Tiled ceramic splashbacks. Door to side opens into walk in pantry, with double glazed, shelving and cupboards with tiled flooring and vent.

Lounge
18' 0" x 13' 0" (5.49m x 3.968m)
Double glazed window to front, two double glazed window to side, open fireplace with traditional surround, radiator.

Utility room
10' 4" x 8' 2" (3.147m x 2.491m)
Double glazed window to rear, heated towel rail, oil boiler, fitted units incorporating sink bowl unit with draining board, plumbing for a washing machine, door to side leads into rear porch.

Rear porch
4' 6" x 12' 0" (1.363m x 3.669m)
Door to rear leads to outside, with windows to rear, solid wood flooring, door to side leads to cloakroom.

Cloakroom
8' 9" x 4' 2" (2.667m x 1.263m)
Low flush w/c, pedestal wash basin, radiator, tiled walls.

Dining room
27' 8" x 11' 5" (8.438m x 3.484m)
Three radiators, double glazed windows to front, rear and side. Door to side leads into snooker room, door to other side leads into rear hallway.

Rear hallway
15' 6" x 5' 3" (4.717m x 1.597m)
Modern flooring, radiator, velux window to ceiling. Corridor which provides access to ground floor bathroom and sun room.

Bathroom 1
8' 7" x 10' 8" (2.609m x 3.254m)
Double glazed window to rear, bath, low flush w/c, pedestal wash basin, walk-in shower cubicle, heated towel rail, tiled walls.

Sun room
34' 9" x 14' 9" (10.58m x 4.50m)
A superb sized room with modern flooring, two radiators, three arched velux windows. Two separate rear entrance doors with side panels and triple panel double glazed window providing stunning views over the gardens.

Snooker room

Accessed off the dining room, an equally substantial reception room , the snooker room can obviously be utilised for a whole host of purposes. Having wall lights and two double glazed windows to front, door to side opens into store room

Store room
11' 9" x 17' 11" (3.59m x 5.455m)
Radiator, tiled floor, shelving, window to front, door to front leads into double garage.

Double garage

Twin roller doors to front, windows to side. Door to rear leads to second store room.

Store room 2
13' 6" x 12' 3" (4.113m x 3.736m)
Light, power and wall mounted shelving.

First Floor Landing

Double built in storage cupboard. Velux window to front.

Bedroom 1
18' 1" x 13' 1" (5.516m x 3.987m)
Dual aspect double glazed windows to rear and side, double built in storage cupboard, radiator, door to side leads into en suite.

En suite
6' 6" x 7' 8" (1.98m x 2.325m)
Opaque double glazed window to rear, walk in shower cubicle, pedestal wash hand basin, low flush w/c.

Bedroom 2
13' 9" x 9' 11" (4.183m x 3.031m)
Double glazed window to rear, radiator, pedestal wash basin.

Bedroom 3
18' 2" x 12' 2" (5.530m x 3.706m)
Dual aspect double glazed windows to rear and side, radiator, pedestal wash basin and built in double wardrobe.

Bathroom 2
7' 6" x 7' 10" (2.275m x 2.396m)
Opaque double glazed window to rear, panelled bath, pedestal wash basin and low flush w/c.

Outside

Access to the property is via a quiet country road opposite unspoiled farmland views. The rear of the property fronts the road side with walled boundaries. Access is via a large gravelled

driveway with turning circle providing substantial off road parking and leading to the double garage. There is a large block paved area leading to the front doors, as well as a large open lawned garden with well stocked and mature borders providing fantastic outdoor space and stunning open views to the side and rear.

Potential

The property has options to form a suitable downstairs space for a purchaser needing an annex or further bedrooms. The the sunroom, bathroom and rear hallway has potential to form an annex and the downstairs snooker room could be reconfigured into two bedrooms.

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 G: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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Property Management
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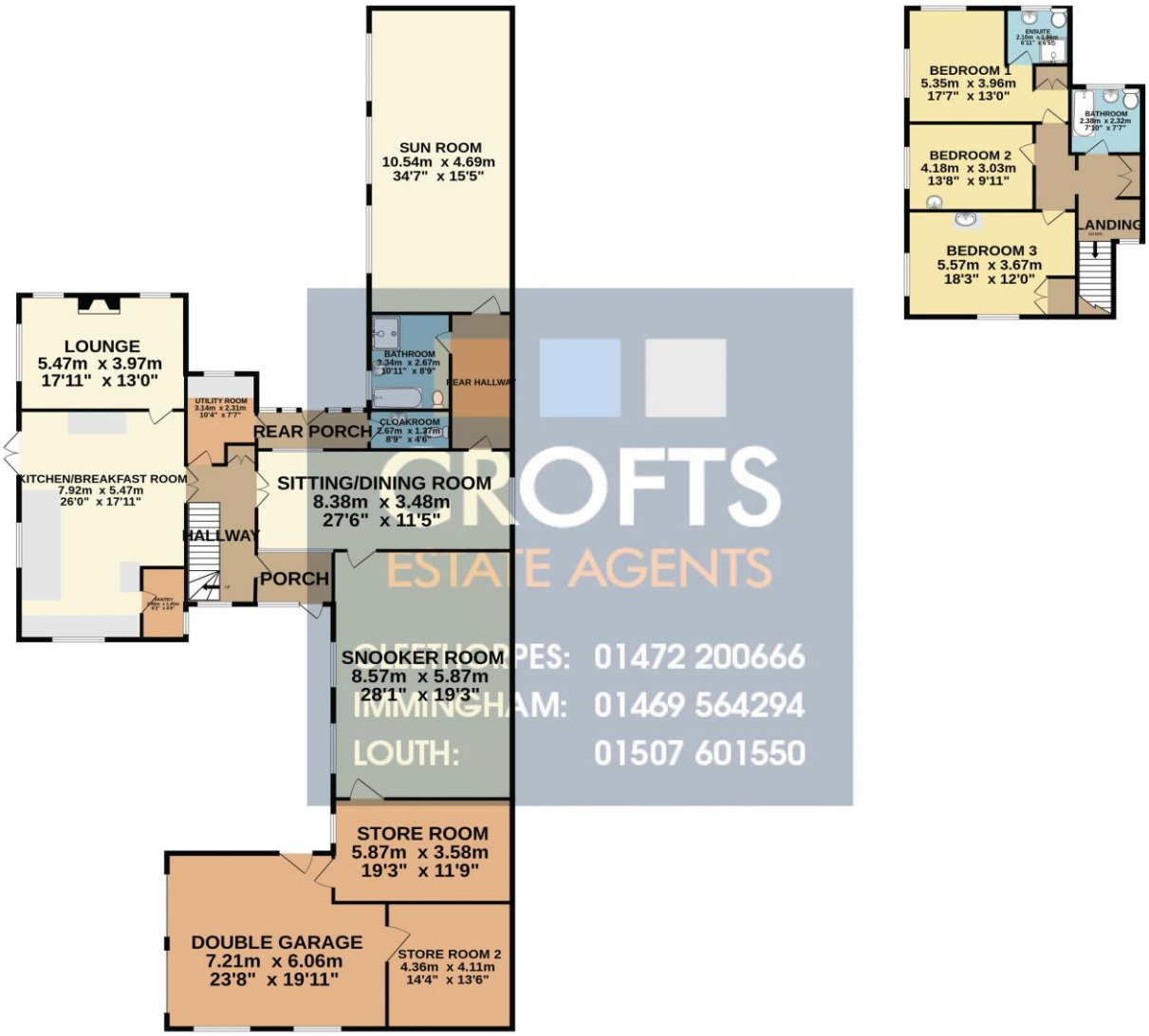
Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed

GROUND FLOOR
322.9 sq.m. (3476 sq.ft.) approx.

1ST FLOOR
73.5 sq.m. (791 sq.ft.) approx.



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TOTAL FLOOR AREA : 396.4 sq.m. (4267 sq.ft.) approx.

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