



OXFORD
FAMILY ESTATES



Fairview, Church Lane, PE24 4RS

£260,000

- Log / multifuel burner.
- Plenty of parking
- Woodland style garden
- Modern Kitchen & bathroom
- Viewing Highly Recommended
- 3 Double Bedrooms
- Log Burner
- Patio Area
- Sun Room/conservatory
- Phone 8am-8pm(7 Days a Week)

Bedrooms: 3 | Bathrooms: 1 | Receptions: 3

Property Type: Detached House



Council Tax Band: B Tenure: Freehold

Oxford Family Estates are delighted to bring to market this Detached 3 Bedroom House with all the character and feel of a country cottage. With an ample driveway for 3+ vehicles, a large woodland style garden at around 120ft long with a pond and 3 ample double bedrooms all with character, its a lovely property! The lounge has a log burner for those cosy winter nights as well as double patio doors to make the most of the summer. Situated in the heart of the village of Croft it is only 4 miles from the popular seaside resort of Skegness, it's only a short car journey to everything you need and the gorgeous Lincolnshire coastline.

Dining Room / Snug 4.02m x 3.46m (13'2" x 11'4")

Enter the property through the front elevation in to the Dining room which could be used as an additional seating area if preferred. With the original fire cooker and tiled surround, radiator under Upvc bow window to front and recess with shelf and cupboard. A flexible space to be used to requirement.

Kitchen 3.95m x 2.28m (12'11" x 7'5")

Fitted with a range of wall and base units in buttercream finish. Space and plumbing for a washing machine and American double fridge freezer. Currently laid out with a 2 seater dining set. Stainless steel sink under Upvc double glazed window to the side elevation overlooking the patio. Opens up to the sun/ room and conservatory.

Worcester combi oil boiler in cupboard under the stairs.

Sun Room & Conservatory 3.95m x 1.55m (12'11" x 5'1")

Wide conservatory/sun room off the kitchen currently used as a seating area and space for chest freezer. French style double doors out to the garden.

Living Room 5.95m x 3.98m max (19'6" x 13')

Arrow multifuel burner in inglenook fireplace.. Bow window to the front and French doors leading out onto the patio area. Options to layout as you please, but currently laid out with 2 armchairs and a 3 seater sofa.

Bedroom 1 4.01m x 3.01m (13'1" x 9'10")

Good size double with multiple sets of drawers, radiator under Upvc double glazed window to the front elevation.



Living Room 5.95m x 3.98m max (19'6" x 13')

Arrow multifuel burner in inglenook fireplace.. Bow window to the front and French doors leading out onto the patio area. Options to layout as you please, but currently laid out with 2 armchairs and a 3 seater sofa.

Bedroom 1 4.01m x 3.01m (13'1" x 9'10")

Good size double with multiple sets of drawers, radiator under Upvc double glazed window to the front elevation.

Bedroom 2 3.99m x 2.97m (13'1" x 9'8")

Good size double with double wardrobes. Radiator under Upvc double glazed window to the front elevation.

Bedroom 3 3.33m max x 2.88m max (10'11" max x 9'5" max)

Good size double with built in cupboards . Radiator under Upvc window looking out onto rear elevation.

Bathroom 2.93m x 2.01m (9'7" x 6'7")

Thermostatic mixer shower in corner enclosure, vanity unit sink, low level toilet and paneled bath. Vinyl wood effect flooring. Fully tiled walls and obscure Upvc double glazed window to the rear elevation.

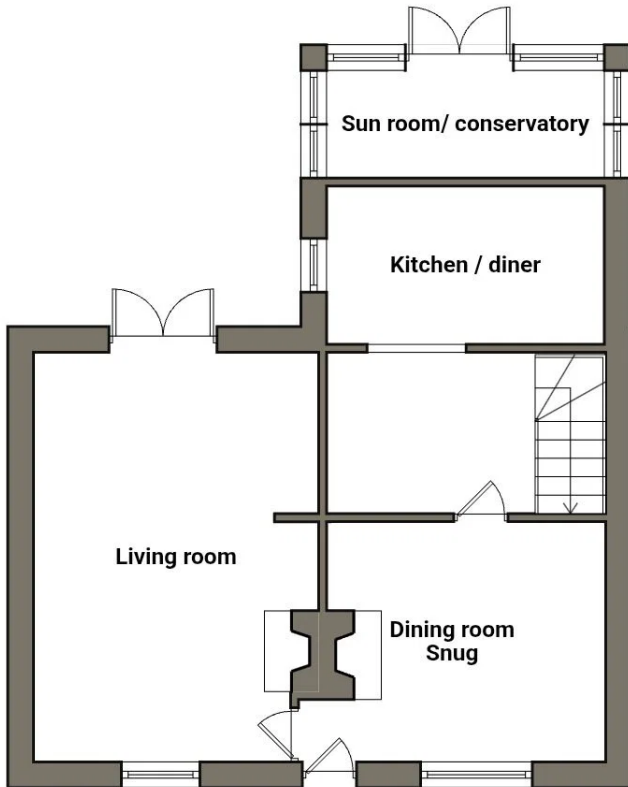
Outside

With a fenced and gated front garden, stepping down to the front door. Access either side to the rear, over the gravel drive with parking for multiple vehicles. There is a slabbed patio area leading to the woodland style garden. At almost 120ft long, with a greenhouse, shed pond it provides ample space, ideal for dog owners.

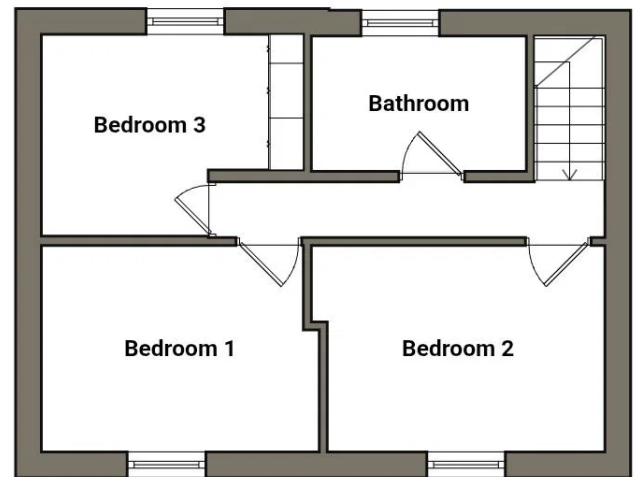
Croft

Croft is a small village 2 miles from Wainfleet and 4 miles from the popular seaside resort of Skegness. Situated close to the river Steeping and mentioned in the Domesday book of 1086.





Ground Floor



First Floor

Floor plan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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