



CROFTS ESTATE AGENTS

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



4 Cistern Gate
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£209,999

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Property Description

Delightfully converted early 19th century semi-detached town cottage with three bedrooms. Charming garden and views, just a short walk from town centre and local parks. Characterful and comfortable interior comprising two reception rooms, kitchen, utility/WC with upstairs family bathroom. All electric and featuring efficient Clearview wood burner at the heart of the house. Thermafleece interior insulation + OSB3 panelling (new EPC pending) and double glazing. Extensively renovated; re-roofed, rewired and plumbed, with full fibre-optic and 5G capability. Early viewing recommended.'

Kitchen (Galley)

12' 0" x 4' 2" (3.66m x 1.26m)

The sleek galley kitchen has been thoughtfully designed with bespoke cabinetry, oak and stainless steel worktops, and a classic Belfast sink. Integrated appliances, including an electric hob and extractor, creating a clean and contemporary cooking space. Window to the side elevation. Electric radiator.

Dining and Sitting Room

11' 10" x 14' 2" (3.61m x 4.31m)

The delightful open plan interior leads out to the garden and upstairs to the sitting room. The charming fireplace creates a cosy

and an efficiently heated area adjacent to the bespoke gallery kitchen.

Lobby

3' 7" x 5' 6" (1.09m x 1.68m)

Leading from the galley kitchen and having doors to the rear yard and to the ground floor utility/w.c.

Utility / WC

6' 8" x 5' 6" (2.02m x 1.68m)

Offering additional storage, plumbing for appliances, and a convenient downstairs WC—ideal for busy households.

Bedroom Two GF

11' 10" x 9' 8" (3.61m x 2.94m)

The second double bedroom has dual aspect views.

Bedroom Three

7' 3" x 7' 10" (2.21m x 2.38m)

Single bedroom or ideal office space, window looking out to the garden.

First	Floor	Sitting	Room
11' 6" x 14' 1" (3.51m x 4.29m)			
The bespoke wooden staircase leads up to this surprisingly spacious area with a great view the home cinema facility.			

Bedroom One

11' 9" x 9' 6" (3.59m x 2.89m)

A double bedroom with dual aspect view and pleasantly presented along with wooden flooring.

Bathroom

7' 4" x 7' 9" (2.24m x 2.36m)

The bathroom has a bespoke design with organised cast iron bath and basin. Excellent shower with victorian mixer tap etc. Lovely wooden panels.

Outside

Outside, the property truly shines. The beautifully landscaped garden offers a private retreat, complete with a central lawn, sun-soaked terraces and pergola. A raised gravel seating area is perfect for al fresco dining or relaxing in the sun. A timber workshop with electrics adds further versatility. A useful rear yard provides additional storage, including a shed, log store, and outdoor utilities with gated access onto Union Street.



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 B: 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.

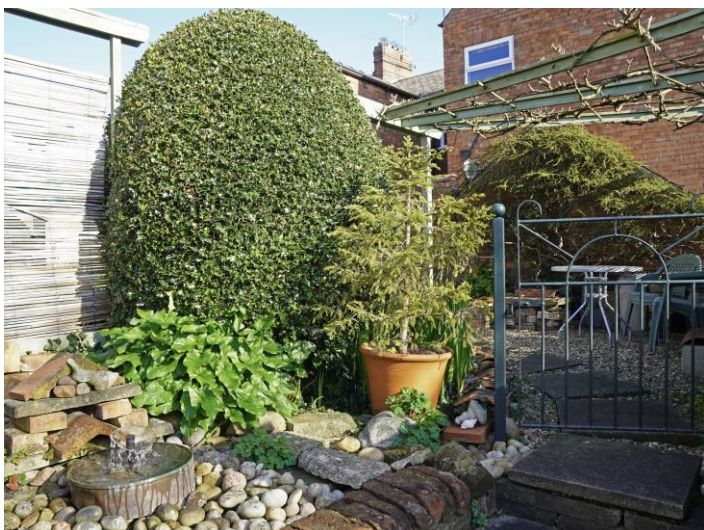
Tenure

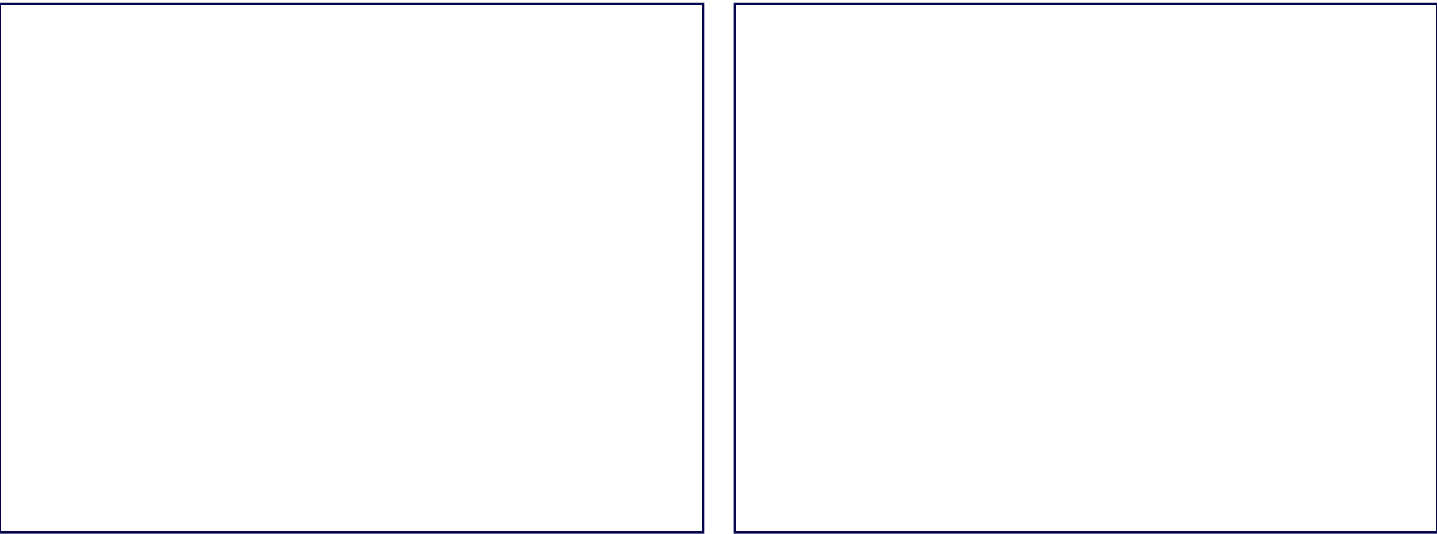
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

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





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
40.2 sq.m. (423 sq.ft.) approx.

1ST FLOOR
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 71.6 sq.m. (771 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.

Made with Metropack 1/2018