



# CROFTS ESTATE AGENTS

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



**Locksley Cottage,  
Warren Road  
North Somercotes  
LN11 7RA**

**Auction Guide Price  
£100,000**

FOR SALE BY AUCTION - Stating Bids £125,000 plus reservation fee. Crofts Estate Agents are excited to bring to the market this fantastic development opportunity, located on the edge of the ever popular coastal village of North Somercotes. Locksley Cottage is a 3 bedroom detached residence which we understand to have been a former Shepherds dwelling, originally dating back to the 17th century and being subsequently extended and modified in the mid 1970'S. The property does require a thorough scheme of renovation and refurbishment works in order to realise its full potential, offering spacious and flexible accommodation throughout. To the outside of the building, there is plenty of land to consider potential further development as the dwelling sits on a generous plot and has a ample off road parking plus a large bricked detached garage. Internally, Locksley Cottage requires a full renovation, however it is not a listed building, giving potential buyers peace of mind. To the ground floor, starting at the back of the house, there is a sun room which looks out onto the garden, this then leads into a second reception room which has a dual aspect view and measures approx 25sq metres. The entrance hallway is next and off this space you will find the ground floor W/C and bathroom, also the stairs leading to two of the bedrooms is also found in this area. As you continue through the ground floor, there is a large open plan kitchen dining/lounge space which has multiple windows and has a handy utility room off the kitchen. There is a wooden staircase from the lounge that leads up to the master bedroom. There are two further rooms to the ground floor, another utility room and then a fourth reception room located to the front of the house. The first floor has two bedrooms and there is potential to gain access into the master bedroom from this staircase by knocking through at the top of the landing. A property like this really does need to be seen to fully appreciate its true potential, being offered with NO FORWARD CHAIN.

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**Reception Room**  
22' 5" x 14' 4" (6.84m x 4.37m)

**Kitchen**  
12' 3" x 8' 7" (3.73m x 2.61m)

**Utility room**  
12' 3" x 6' 9" (3.73m x 2.07m)

**Reception Room 2**  
14' 4" x 12' 4" (4.38m x 3.76m)

**Wash Room**  
11' 5" x 7' 0" (3.48m x 2.14m)

**Bathroom**  
7' 0" x 5' 0" (2.13m x 1.52m)

**WC**  
7' 0" x 2' 8" (2.13m x 0.81m)

**Sitting Room**  
16' 9" x 15' 11" (5.10m x 4.84m)

**Sun Room**  
16' 8" x 7' 10" (5.08m x 2.40m)

**Bedroom 1**  
26' 7" x 14' 2" (8.10m x 4.33m)

**Bedroom 2**  
14' 6" x 12' 5" (4.42m x 3.79m)

**Bedroom 3**  
10' 10" x 7' 1" (3.31m x 2.16m)

**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.

**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](http://www.voa.gov.uk/cti)









OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
122.2 sq.m. (1315 sq.ft.) approx.

1ST FLOOR  
58.1 sq.m. (625 sq.ft.) approx.  
DOWN



TOTAL FLOOR AREA: 180.2 sq.m. (1940 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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