



# CROFTS ESTATE AGENTS

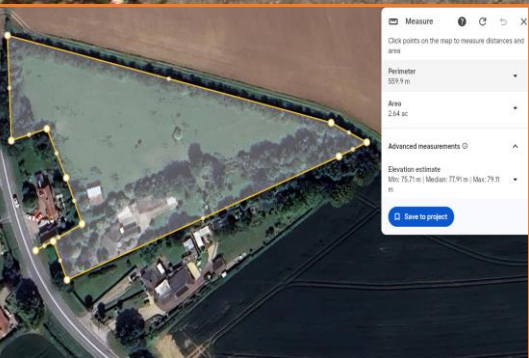
PASSIONATE ABOUT PROPERTY

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



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£395,000

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### Property Description

Crofts Estate Agents are delighted to present this rare opportunity to acquire a versatile two/three-bedroom bungalow set on an impressive plot of nearly three acres, including an adjoining paddock. Located in one of Louth's most desirable fringe locations, this property offers exceptional space, privacy, and potential—early viewing is strongly recommended. Set well back from the road, the bungalow enjoys extensive gardens with a feature pond, large lawns, and mature planting. The adjoining paddock also benefits from its own gated access from the main road, making it ideal for those with equestrian or hobby farming interests. The accommodation briefly comprises: an entrance hall, dining room, kitchen, spacious living room, two bedrooms, boiler room, and a sitting room which could alternatively serve as a third bedroom or guest room, connected to a bright sunroom. The first floor features a converted room with potential to become an additional bedroom; however, a staircase will need to be reinstated as the previous one has been removed. Externally, the property offers a wealth of outbuildings including a double garage/workshop, a large multi-purpose outbuilding suitable for use as a utility or potting room, and a pony shelter within the paddock. There is ample off-road parking for multiple vehicles, with generous space for a caravan,

motorhome, horse trailer or similar. The bungalow benefits from oil-fired central heating and majority uPVC double glazing. This is an exceptional opportunity to acquire a unique property with substantial land in a sought-after location—perfect for buyers seeking space, privacy, and potential.

### Entrance Hall

Double glazed entry door to the front elevation. Central heating radiator. Storage cupboard.

### Dining Room

14' 0" x 10' 7" (4.261m x 3.229m)

uPVC double glazed bow window to the front elevation. Central heating radiator. Plate rack to the walls. Beamed ceiling. Opens to the kitchen.

### Kitchen

12' 0" x 10' 10" (3.652m x 3.292m)

The kitchen offers a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated electric hob and double eye level oven. Plumbing for a washing machine. Window to the rear elevation.

### Lobby

Storage cupboard and leading to the shower room.

#### **Shower room**

8' 6" x 6' 0" (2.592m x 1.840m)

Modern shower room with uPVC double glazed window to the rear elevation. Fitted with a vanity wash hand basin, close coupled w.c and shower cubicle with electric shower. Fitted extractor. Chrome effect central heating radiator

#### **Hallway**

Inner Hallway leading to the two bedrooms and the bathroom.

#### **Living**

14' 4" x 21' 5" (4.370m x 6.518m) maximums

uPVC double glazed bow window to the front elevation. Central heating radiator.. Wooden flooring. Fireplace with option to install a log burner subject to site survey. Central heating radiator.

#### **Room**

#### **Bedroom One**

10' 11" x 12' 1" (3.326m x 3.672m)

uPVC double glazed window to the side elevation. Central heating radiator. Coving to the ceiling. Fitted wardrobes and overhead storage cupboards.

#### **Bedroom Two**

8' 6" min x 10' 2" (2.601m x 3.088m)

uPVC double glazed window to the rear. Central heating radiator.

#### **Lobby**

3' 8" x 7' 9" (1.121m x 2.370m)

Side entry door leading into the rear porch. Boiler.

#### **Porch**

Entry door and window to the rear elevation.

#### **Reception Room**

12' 3" x 7' 9" (3.725m x 2.360m)

A versatile room which has been utilised as a guest bedroom and has double glazed windows to the side elevation. Central heating radiator. Opening to the sunroom.

#### **Sun Room**

8' 9" x 7' 9" (2.655m x 2.366m)

uPVC double glazed French doors to the rear elevation. Tiled flooring. Decorative cast iron fire.

#### **First Floor (Potential Bedroom)**

To the first floor there is a potential bedroom, however please note that the staircase to this room has been removed. Any potential purchasers would need to make their own enquiries on the best solution to reinstall a staircase to regain easy access. Offering uPVC double glazed window.

#### **Outside**

The property benefits from an in and outdrive and creates ample parking for multiple vehicles including standing for caravan/motorhome, horse box etc. To the front the gated driveway leads down towards the in and out driveway and has a mature front garden to its left offering an abundance of trees, shrubs and plants, screening the property from the main road. To the rear there is a large expanse of garden segregated into sections such as feature pond area, relaxation area with summer house thn to the far end a working garden area. There is a large garage/workshop and another useful large outbuilding offering a variety of uses such as garden room, utility, potting shed etc. Adjoining the property there is access through to a large paddock which also has a seperate garden access from the main road and provides an ideal equestrian use with a pony shelter, which really needs to be viewed to be appreciated. The garden is ideal for those with younger members in the family and would be a great adventure garden to make endless memories.





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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



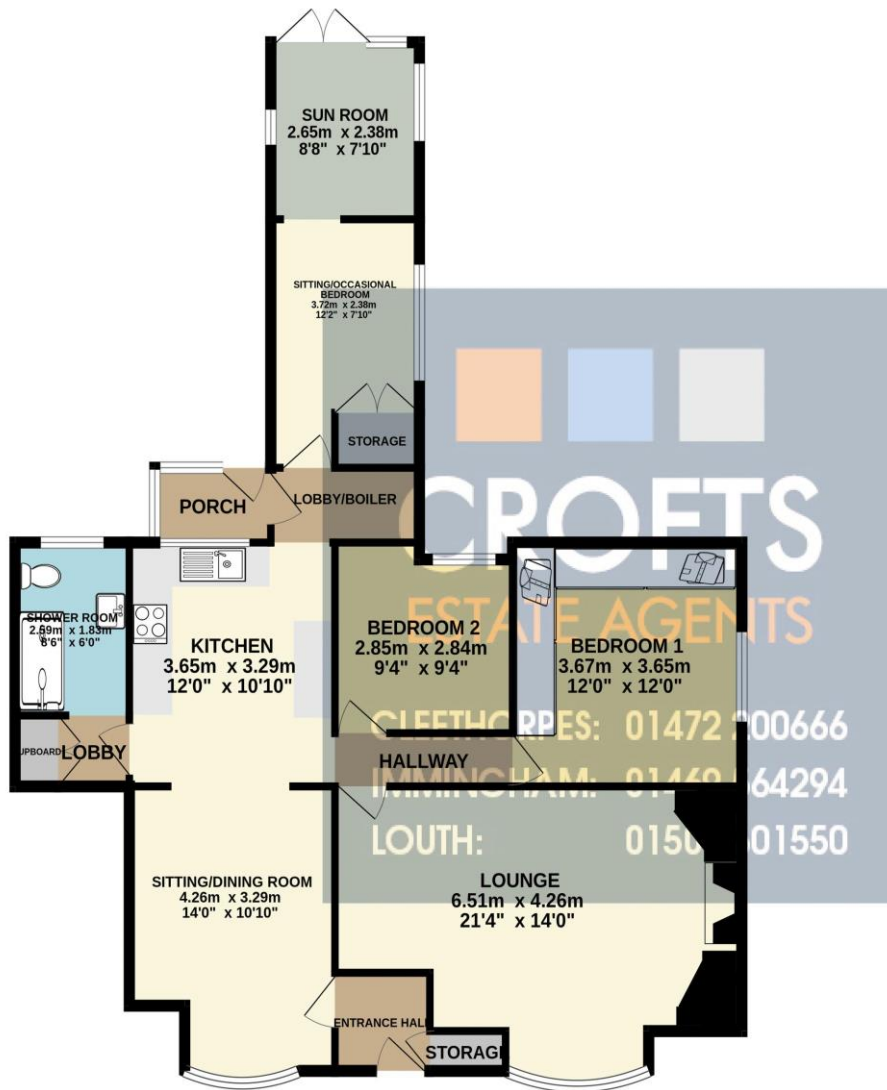
**OPEN 7 DAYS A WEEK**

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  
100.1 sq.m. (1078 sq.ft.) approx.

1ST FLOOR  
9.8 sq.m. (105 sq.ft.) approx.



TOTAL FLOOR AREA : 109.9 sq.m. (1183 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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