



CROFTS ESTATE AGENTS

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



Bartongate Louth LN11 8EU

**Offers in the Region Of
£350,000**

Crofts estate agents are pleased to bring to the market this lovely and well, presented three/four bedroom detached family home located within this private plot which enjoys a good degree of privacy and retains much of the days sun. Enjoying the benefits of gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, playroom or fourth bedroom, well proportioned lounge / diner with feature fireplace, modern family room with bi folding doors, attractive fitted breakfast kitchen, store room, utility and cloakroom to the ground floor. To the first floor you find the landing, three good sized bedrooms with the main having ensuite and finally a family bathroom. Lovely sized plot with ample off road parking and detached double garage. To the front and side there are lawned gardens which wrap around to the rear which offers further lawned gardens along with a good sized patio area ideal for outdoor entertaining. Viewing is a must on this fantastic property.

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Entrance Hallway

11' 1" x 7' 5" (3.388m x 2.264m)
 uPVC double glazed entry door and window to the front elevation. Central heating radiator. Staircase to the first floor with storage cupboard beneath.

Playroom/Bedroom4 or office

10' 11" x 10' 1" (3.324m x 3.081m)
 A versatile room with uPVC double glazed window to the front elevation. Central heating radiator.

Lounge/Dining Room

24' 3" x 12' 0" (7.389m x 3.654m) at maximums
 A lovely sized light and airy room offering more than ample space to accommodate both living and dining areas. Vertical central heating radiator. A focal point of the living area is the brick wall with inset log burner created a pleasant focal point. To the dining area there are patio doors to the side and double doors from the kitchen. Then opening to a family room.

Family Room

15' 6" x 9' 8" (4.715m x 2.937m)
 A lovely space with bifolding doors out to the patio area. Tiled floor. Vertical central heating radiator. Two velux windows.

Breakfast Kitchen

10' 10" x 18' 11" (3.307m x 5.762m) max
 A lovely and well proportioned breakfast kitchen offering two uPVC double glazed windows to the rear elevation. Equipped with a good complement of fitted wall and base units with contrasting wood block work surfacing with inset twin Belfast sink and drainer. Central heating radiator. Integrated oven and microwave with five ring gas hob with extractor over. Down lighting to the ceiling. Walk in store.

Store room

3' 11" x 8' 7" (1.195m x 2.620m)
 A useful space that would make a great walk in pantry.

Utility

6' 2" x 5' 3" (1.871m x 1.594m)
 uPVC double glazed window to the side elevation and entry door to the rear. Fitted with a range of wall and base units with work surfacing over and inset sink and drainer. Plumbing for a washing machine and space for a tumble dryer.

Cloakroom

2' 9" x 5' 3" (0.831m x 1.600m)
 uPVC double glazed window to the front elevation. Fitted with a low level w.c and pleasantly decorated along with tiled flooring. Fitted extractor. Down lighting.

First Floor Landing

uPVC double glazed window to the front elevation. Loft access. Central heating radiator.

Bedroom One

16' 0" x 11' 11" (4.887m x 3.629m)

uPVC double glazed window to the front with window seat. Central heating radiator.

Ensuite to Bedroom One

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash basin, close coupled w.c and shower cubicle. Aqua boarding to the shower area. Fitted wardrobes along one wall.

Bedroom Two

10' 7" x 9' 7" min (3.231m x 2.909m)

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

Bedroom Three

11' 2" x 11' 3" (3.409m x 3.419m)

uPVC double glazed window with window seat to the front. Central heating radiator.

Bathroom

7' 0" x 8' 11" (2.132m x 2.722m)

Equipped with a panelled bath with screen and shower over, pedestal washbasin and close coupled w.c. Chrome effect central heating towel radiator. Splashback tiling.

Outside

Set upon this good sized plot with driveway and double detached garage to the front. Enjoying a great degree of privacy with lawned gardens and a large patio to the rear ideal for outdoor entertaining. A bonus to this property is a pathway upto a raised level with gated access out to Kenwick Road.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band E: 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.

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.



GROUND FLOOR
83.2 sq.m. (896 sq.ft.) approx.

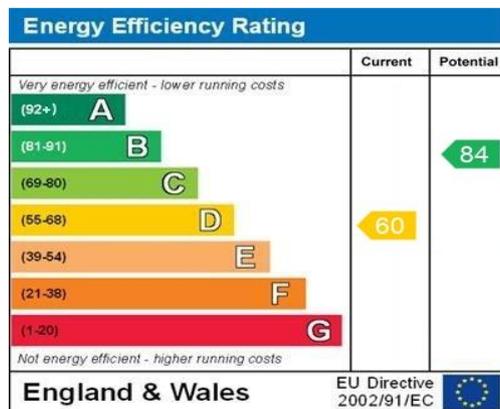
1ST FLOOR
58.5 sq.m. (629 sq.ft.) approx.



TOTAL FLOOR AREA: 141.7 sq.m. (1525 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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