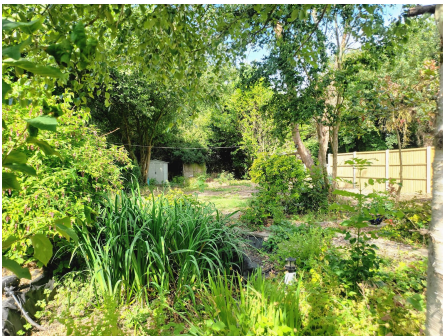


Fairview, Church Lane, CROFT

£270,000



- **Detached House**
- **3 Bedrooms**
- **Plenty of Parking**
- **Log Burner**
- **Woodland style garden**

- **Patio Area**
- **Modern Kitchen**
- **Sun Room**
- **Viewing Highly Recommended**
- **Phone 8am-8pm(7 Days a Week)**



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, it's 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")

Original fire cooker with tiled surround. Radiator under Upvc bow window to front. Recess with shelf and cupboard. Flexible space to be used for requirements.

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.

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



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 layout
as you please, but currently laid out with 2
armchairs and a 3seater 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
panelled bath. Vinyl wood effect flooring. Fully
tiled walls and obscure Upvc double glazed
window to the rear elevation.



Outside

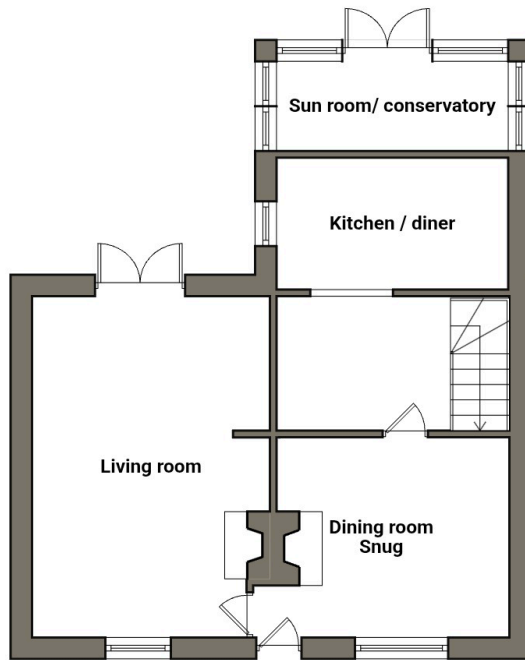
There is a slabbed patio area leading to the
woodland style garden with a greenhouse and
shed.To the side of the property is a gravelled
driveway with parking for multiple vehicles.

Croft

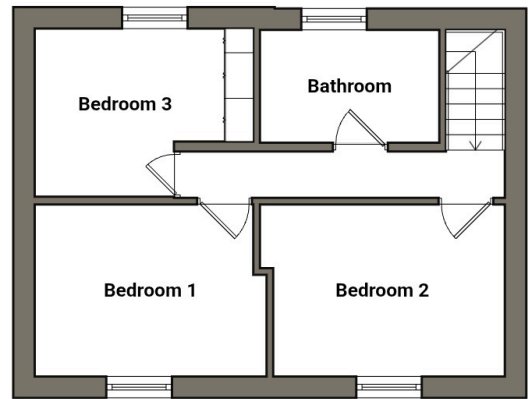
Croft is a small village 2 miles from Wainfleet
and 4 miles from the popular seaside resort of
Skegness. Situated close to the river Steeping
and mentioned in the Domesday book of 1086.








Ground Floor



First Floor

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

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



OXFORD FAMILY ESTATES

Property Sales and Services