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



Southwinds Allenby Crescent
Fotherby
LN11 0UJ

Offers in the Region Of £415,000

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Property Description

Located on Allenby Crescent in the desirable village of Fotherby, this unique property occupies a generous double plot and offers far more than first meets the eye, presenting an exciting opportunity for a variety of buyers. With extensive gardens to three sides, the property enjoys a wonderful sense of space, boasting a large lawn, established shrubs and a selection of fruit trees. A standout feature is the substantial workshop/garage/boathouse, which offers fantastic versatility. Ideal for a home business or continued commercial use, the building also presents excellent potential, subject to the necessary planning permissions, to be converted into a self-contained annexe or even an additional bungalow, making it particularly appealing for multi-generational living or future development. The main accommodation is well proportioned throughout and briefly comprises an entrance hall, comfortable lounge, kitchen, dining room and a bright sun room overlooking the gardens. There is also the added practicality of a utility room and boot room. The property further benefits from three double bedrooms, including one with en-suite facilities, along with a separate shower room. Externally, the property is accessed via gated entry leading to ample off-road parking, ideal for multiple vehicles,

caravans or work equipment. Further benefits include uPVC double glazing, oil-fired central heating and solar panels providing hot water. Internal viewing is highly recommended to fully appreciate the space, versatility and future potential this rare opportunity has to offer.

Entrance Hall

Entering the property reveals stairs to bedroom 3, a radiator and a carpeted floor.

Lounge

13' 0" x 12' 6" (3.96m x 3.81m)

The lounge has a bay window to the front elevation, a radiator, carpeted floor, stable door to sun room and a multi fuel burner.

Sun Room

12' 2" x 12' 2" (3.72m x 3.71m)

The sun room has dual aspect windows to the front and side elevation, French doors leading to a patio area, a carpeted floor and a wood burning stove.

Dining Room

12' 11" x 9' 9" (3.94m x 2.96m)

The dining room has a window to the rear a radiator and a carpeted floor.

Kitchen

12' 1" x 10' 2" (3.68m x 3.10m)

The kitchen has a window to the side elevation, a tiled floor and a modern fitted kitchen with a one and a half sink and drainer, dual fuel Range and a dish washer.

Utility room

3' 7" x 10' 2" (1.10m x 3.10m)

The utility room has a window to the side elevation, a tiled floor and plumbing for a washing machine.

Boot Room

7' 1" x 7' 9" (2.16m x 2.37m)

The boot room has triple aspect windows, a door to the side elevation and a tiled floor. An ideal addition for outdoor coats and boots.

Shower Room

9' 1" x 4' 11" (2.76m x 1.49m)

The shower room has an opaque window to the rear elevation, a heated towel rail and a tiled floor, There is also a modern suite with a WC, vanity basin and a large walk in enclosure with a mains waterfall shower.

Bedroom One

13' 0" x 12' 6" (3.96m x 3.82m)

Bedroom one has a bay window to the front elevation, fitted wardrobes, a radiator and a carpeted floor.

En-suite

2' 7" x 9' 5" (0.80m x 2.86m)

The en-suite has a heated towel rail, tiled floor, WC, vanity basin and a cubicle with a mains and electric shower.

Bedroom Two

9' 10" x 14' 3" (2.99m x 4.34m)

Bedroom two has two windows to the rear elevation, built in wardrobes, a radiator and a carpeted floor.

Bedroom Three/Loft Room

12' 10" x 16' 9" (3.92m x 5.11m)

The third bedroom/loft room has a staircase off the hall and reveals windows to the front and rear, an electric wall mounted radiator, a carpeted floor and an area with a wooden floor. Currently set up as a guest bedroom the room could be used in many other ways.

Outside

Situated within a generous plot of approximately 1/3 of an acre, with garden spaces to three sides with plenty of grass, established shrubs and fruit trees. There is also a lovely patio area ideal for alfresco dining. With ample off road parking through a timber gate. An area to grow your own fruit and vegetables is also set up and ready for the next owner to carry on.

The next is for the outbuildings

Workshop

23' 6" x 9' 8" (7.16m x 2.94m)

The workshop has dual aspect windows to the front and rear elevation, a door to the side and electrics. There is also a sink, drainer and dog shower. Within the measurements is an outside WC with a basin and WC.

Boat House

22' 7" x 10' 10" (6.89m x 3.31m)

With an electric roller door, a secure storage area for a motor home, caravan or boat.

Garage

17' 5" x 10' 0" (5.32m x 3.06m)

The garage has an electric roller door.

Store

11' 9" x 10' 6" (3.59m x 3.19m)

The store is ideal for storage of logs etc.

Potting Shed

18' 7" x 6' 9" (5.66m x 2.05m)

With windows and a uPVC door to the front and rear.



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 D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



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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.

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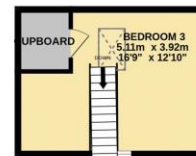
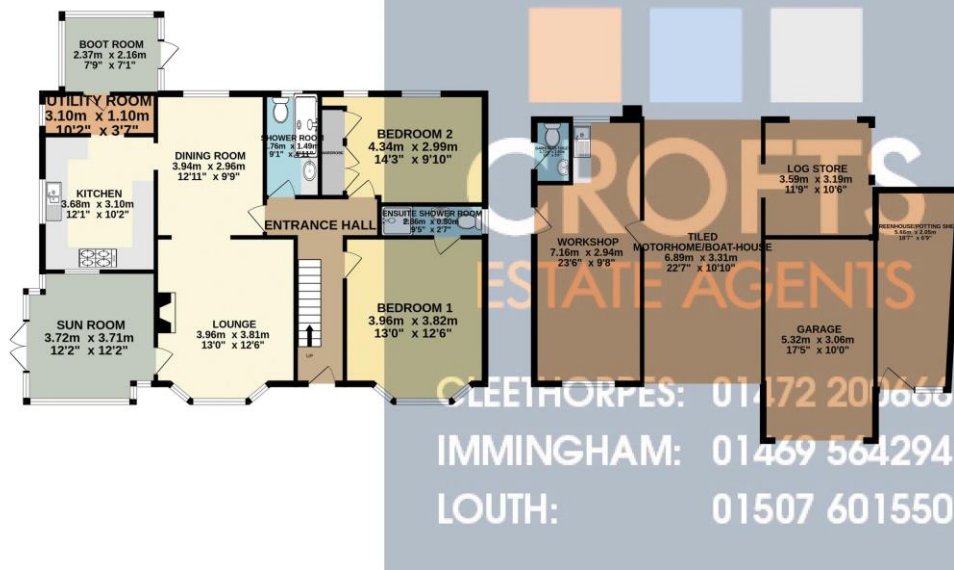
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

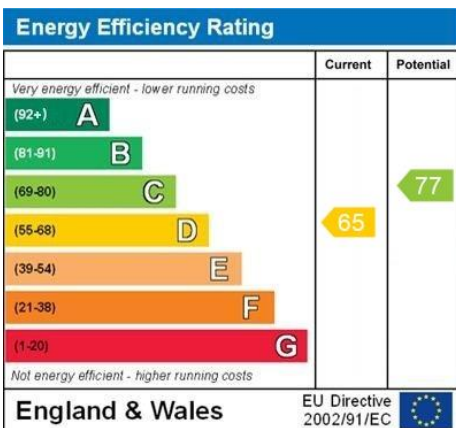
GROUND FLOOR
187.1 sq.m. (2014 sq.ft.) approx.

1ST FLOOR
19.8 sq.m. (213 sq.ft.) approx.



TOTAL FLOOR AREA: 207.0 sq.m. (2228 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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