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



Paulzanne Bank End
North Somercotes
LN11 7LN

£435,000

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Property Description

Additional land available for separate purchase, approximately 1.3 acres This stunning detached family residence lies in the ever popular coastal village of North Somercotes. Standing in large private gardens which are not overlooked, the present owners have spared no expense in sympathetically upgrading and enhancing the interior aspects to an exceptional standard, resulting in a beautiful home which effortlessly combines contemporary and flexible living space with fantastic period appeal. Internal viewings will reveal a home which offers comfort and style in equal measure, with living accommodation comprising of: Boot room, open plan modern fitted kitchen breakfast room leading to lounge with brick fireplace and wood burning stove, separate dining room also having a log burner, inner hallway with stairs to the first floor and also leading to the handy utility room which in turn leads to a cosy Snug with an adjoining shower room and double doors leading out into the rear garden. The first floor leads to three beautifully dressed double bedrooms, each having ample storage space. Bedroom 1 has the benefit of a stunning modern shower room suite. The equally stunning and contemporary four piece family bathroom suite completes the internal living accommodation. The property offers fantastic outside space, residing within grounds of

approx 0.25 acres (STS), approached by a large driveway providing extensive off road parking. The detached garage has light and power and includes a small cloakroom and study area to the rear, ideal for working from home or recreational use. The rear garden is a haven for families and entertaining, being completely enclosed to all sides and not overlooked. There's plenty of extra features to keep the family and guests entertained. There's a block paved patio, wooden hut with roof and bbq area, as well as a fantastic garden bar with adjoining sauna and gym!

Boot room

Composite entrance door leads into the boot room. Built in cupboard. uPVC window to side. Door to side leads into living accommodation

Fitted breakfast Kitchen

16' 4" x 12' 8" (4.99m x 3.85m)

uPVC french doors to rear lead into the rear garden. Vaulted ceiling to the rear with velux ceiling windows providing natural light. Stunning modern kitchen, equipped with an extensive range of fitted base and wall units with a host of high spec integral appliances incorporating two ovens, coffee machine, microwave, fridge freezer and dishwasher. Central island with induction hob and built in "pop up" extractor, fitted drawers and wine rack. Sink with drainer and mixer tap. Vertical radiator. Open entrance into lounge

Lounge

15' 7" x 12' 7" (4.76m x 3.83m)

Leading from the open plan kitchen, the lounge area comprises from uPVC window to front and uPVC window to side. Superb exposed brick chimney breast housing log burning stove and modern flooring. Open entrance leads to the inner hall and door to side opens into the formal dining room

Dining Room

12' 6" x 12' 2" (3.80m x 3.70m)

uPVC window to front. Chimney breast housing cast iron log burning stove and exposed wooden floor boards

Inner Hall

5' 11" x 3' 4" (1.80m x 1.01m)

Staircase to upper floor, under stairs storage area.

Utility Room

10' 4" x 7' 6" (3.14m x 2.28m)

uPVC door to side leads to outside. Door to side leads into Snug. Modern flooring, heated towel rail. Fitted units incorporating stainless steel sink unit with draining board, plumbing for washing machine and modern flooring

Snug

12' 3" x 8' 0" (3.74m x 2.43m)

uPVC french doors to rear opening to the rear garden. Modern flooring and door to side leading to a shower room. A cosy and relaxing space which could serve as an optional 4th bedroom if required

Shower Room

8' 0" x 2' 9" (2.43m x 0.84m)

Opaque uPVC window to rear, close coupled w/c and walk in shower

Landing

0' 0" x 0' 0" (0m x 0m)

UPVC double glazed window to rear . Access to all bedrooms and bathroom suite

Bedroom One

12' 4" x 9' 5" (3.77m x 2.88m)

UPVC double glazed window to rear. Door to side opens into en suite

En suite

6' 5" x 6' 4" (1.96m x 1.94m)

Opaque uPVC window to side. Large walk in shower , vanity wash basin with attached close coupled w/c, heated towel rail

Bedroom Two

13' 4" x 10' 5" (4.07m x 3.18m)

UPVC double glazed window to front aspect, walk in wardrobe

Bedroom Three

15' 2" x 10' 5" (4.63m x 3.17m)

UPVC double glazed window to front, built in fitted cupboards

Bathroom

10' 2" x 9' 6" (3.10m x 2.9m)

Opaque uPVC double glazed window to rear . A stunning 4 piece bathroom suite comprising of free standing acrylic roll top bath with free standing tap and shower handset, large walk in shower ,vanity Italian black marble wash hand basin with water fall tap, vanity top and draws, close coupled WC, tiling to all 3 walls and bare sealed brick to other wall, wood effect flooring, Inset spotlight ceiling

Garage

22' 6" x 15' 5" (6.87m x 4.70m)

Large garage with power and light with door to side. Leading to a cloakroom and study behind

Cloakroom

4' 9" x 4' 2" (1.45m x 1.27m)

Low flush w/c and sink unit, door to rear leads to study

Study

13' 5" x 8' 4" (4.10m x 2.54m)

Leaded double glazed window to rear. Power points and lighting. Door to side leads to the garden / driveway area

Garden bar

11' 5" x 11' 2" (3.48m x 3.40m)

Sauna Room

8' 9" x 7' 8" (2.67m x 2.33m)

Gym

14' 2" x 9' 5" (4.32m x 2.87m)

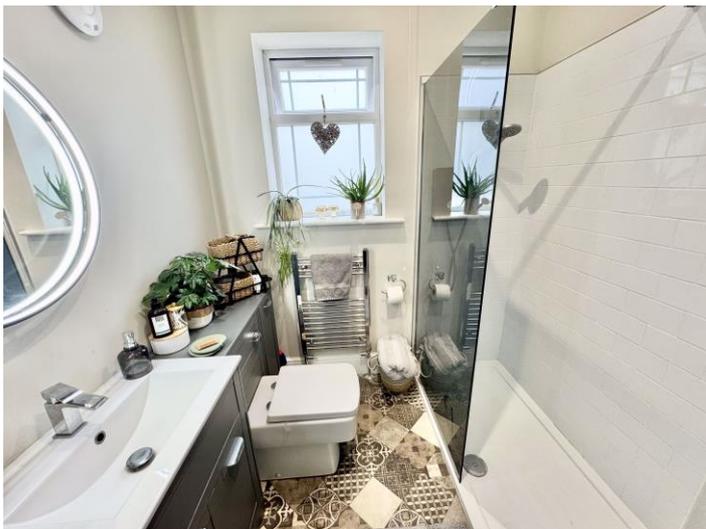


Outside

The property is approached by a large driveway leading to the garage and gated access into the large rear garden, which is mostly lawned with patio and open BBQ area. Wooden garden bar with adjoining sauna and gym. A large mature private plot, enclosed by wood panel fencing and hedges to all sides.

Additional Land

Additional land available for separate purchase approximately 400m from the property. 1.3 acres subject to site survey. Please contact us for more information.



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

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.



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
146.5 sq.m. (1577 sq.ft.) approx.



1ST FLOOR
58.0 sq.m. (624 sq.ft.) approx.



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 IMMINGHAM: 01469 564294
 LOUTH: 01507 601550

TOTAL FLOOR AREA: 204.5 sq.m. (2201 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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