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



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£499,950

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Property Description

Step into something special with this exceptional four-bedroom detached home, proudly presented by Crofts Estate Agents. Set within an impressive plot of approximately 0.40 acres (STS), this stunning property combines modern living with space, charm, and versatility—perfect for families seeking both comfort and lifestyle. Recently modernised throughout, the home is beautifully presented and filled with natural light, offering generous and well-balanced living spaces. The ground floor welcomes you with an inviting hallway leading to a spacious living room, elegant dining room, and a stylish breakfast kitchen—ideal for both everyday living and entertaining. A utility room, cloakroom, and separate shower room add further convenience. Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom, providing ample space for growing families or those working from home. Externally, the property truly shines. The wraparound gardens offer privacy and endless potential for outdoor enjoyment, while a substantial outbuilding adds flexibility for storage, hobbies, or business use. For those seeking even more space, there is the rare opportunity to acquire an additional 1.3-acre (STS) paddock by separate negotiation. With the added benefits of oil-fired central heating and UPVC

double glazing throughout, this is a home that effortlessly blends character with modern comfort. Properties of this calibre in such a desirable location rarely stay available for long—early viewing is strongly recommended to fully appreciate everything on offer.

Entrance Hallway

Step into a welcoming and stylish entrance hall, featuring attractive tiled flooring, a practical under-stair storage cupboard, and a bright, airy feel that sets the tone for the rest of the home.

Hallway/Boot Area

A central and well-designed space with staircase rising to the first floor, complemented by herringbone flooring and additional fitted storage.

Dining Room

14' 10" x 11' 9" (4.52m x 3.58m)

A beautifully presented and characterful dining space, centred around an eye-catching feature fireplace with tiled hearth. Hardwood flooring and dual-aspect windows flood the room with natural light, while fitted storage adds both charm and practicality—perfect for entertaining.

Living Room

14' 0" x 13' 1" (4.26m x 3.98m)

An inviting and cosy living area boasting a multi-fuel burner set within a stylish fireplace. Elegant herringbone flooring, dual-aspect windows, and bespoke storage create a refined yet comfortable atmosphere, ideal for relaxing or hosting guests.

Kitchen/Breakfast Room

12' 4" x 22' 8" (3.76m x 6.90m)

The true heart of the home—this impressive kitchen is both spacious and beautifully finished. Featuring sleek cabinetry, luxurious marble work surfaces, and a large central island with breakfast bar seating. A high-spec integrated range cooker with three ovens and a five-ring induction hob makes it perfect for cooking enthusiasts, while the vaulted ceiling and multiple windows create a bright and sociable space.

Utility Room

12' 11" x 5' 9" (3.93m x 1.75m)

A highly practical and well-equipped utility room with ample storage, work surfaces, and space for appliances, plus convenient access to both the courtyard and garden.

Cloakroom

6' 2" x 2' 9" (1.88m x 0.84m)

A neatly presented and convenient ground floor WC with modern fittings.

Shower Room

8' 4" x 6' 6" (2.54m x 1.98m)

A sleek and contemporary shower room fitted with a walk-in shower featuring rainfall and traditional attachments, twin wash basins, and modern tiling throughout—designed with both style and functionality in mind.

First Floor Landing

A bright landing with Velux window, offering access to all first-floor rooms and additional storage.

Bedroom One

14' 11" x 14' 1" (4.54m x 4.29m)

A spacious and elegant principal bedroom featuring fitted wardrobes and charming character details, creating a relaxing and comfortable retreat.

Bedroom Two

13' 2" x 14' 2" (4.01m x 4.31m)

A generously sized double bedroom with dual-aspect windows, offering plenty of natural light and a versatile layout.

Bedroom Three

7' 11" x 13' 2" (2.41m x 4.01m)

A well-proportioned double bedroom with a flexible layout, leading through to an additional adjoining room.

Bedroom Four

12' 6" x 10' 1" (3.81m x 3.07m)

A spacious and adaptable double bedroom with fitted storage, ideal as a guest room, dressing room, or private workspace.

Bathroom

8' 9" x 6' 7" (2.66m x 2.01m)

A stylish family bathroom featuring a double-ended bath, modern vanity unit, and quality finishes, enhanced by natural light from Velux windows.

Outside

Occupying a generous and private wraparound plot, the gardens are beautifully landscaped with an array of mature plants, trees, and shrubs—creating a peaceful and secluded outdoor haven. A paddock of approximately one acre is also available by separate negotiation.

Driveway

A large gravel driveway provides ample off-road parking for multiple vehicles, adding to the overall convenience and appeal of this impressive home.

Outbuildings

A substantial brick-built outbuilding offers exceptional versatility, currently arranged as a garage, workshop, and wood store, with exciting potential for further development.



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)



Floor 0



Floor 1

Approximate total area⁽¹⁾

1829.12 ft²

Reduced headroom

9.7 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS NIMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS NIMS 3C.

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