



CROFTS ESTATE AGENTS

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01472 200666

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



Fen Houses South Somercotes LN11 7BP

Offers in the Region Of
£650,000

Set in one acre, this sympathetically extended farmhouse is located in this beautiful and peaceful countryside setting, with amazing open views and offers a huge potential to create a self contained annexe, holiday cottage, workshop/offices or simply larger accommodation for an extended family. The property whilst rural is only 2 miles from local shops, doctors and schools in the neighbouring, well services village of North Somercotes. The coast is only 3 miles away and the historic market town of Louth is 8 miles away. The property offers two formal reception rooms, large garden/playroom, conservatory, study, large farmhouse kitchen with separate utility, huge workshop and extended double garage with further workshop/storage areas all to the ground floor. At present the property can provide 5 good sized bedrooms and 2 bathrooms. The gardens are beautifully presented on all sides and could provide for a pony paddock, if required. Huge amount of parking and double garage.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsstateagents.co.uk

immingham@croftsstateagents.co.uk

louth@croftsstateagents.co.uk

www.croftsstateagents.co.uk



Entrance porch

3' 9" x 5' 1" (1.14m x 1.55m)

Situated on the front of the house and relatively unused due to the way the driveway comes into the house is a short porch which has uPVC frosted front door, two uPVC windows, peach decor, neutral carpet and ceiling light.

Dining room

12' 0" x 15' 9" (3.65m x 4.81m)

Coming off the entrance porch is the dining room which has space for large table and chairs, uPVC window to the front, peach decor, complimentary carpet, wall lights, radiator and wood beams to the ceiling.

Lounge

19' 0" x 15' 4" (5.79m x 4.67m)

A very spacious lounge has uPVC window to both front and back, uPVC French doors to the front patio, stone fireplace with gas fire in place, peach decor, oak laminate flooring, two pendant lights and two radiators.

Inner entrance hall

7' 1" x 17' 3" (2.15m x 5.27m)

The inner entrance hall has uPVC window to the rear, stairs to first floor, wood laminate floor, blue decor, radiator, beamed ceiling and under stairs cupboard.

Outer entrance hall

5' 5" x 7' 1" (1.65m x 2.15m)

The rear entrance has uPVC door to the rear parking area, tiled floor, two tone decor with dado rail, down light and radiator.

Kitchen breakfast room

18' 9" x 14' 8" (5.71m x 4.46m)

A well appointed breakfast kitchen has a generous range of cream wall and base units plus island unit with Coren work top over. The kitchen has integral dishwasher, four ring gas hob and oven grill with wood laminate flooring, two uPVC windows, uPVC French doors to front and uPVC door to the conservatory, multi fuel burner in brick fireplace and 16 down lights.

Conservatory

14' 8" x 10' 5" (4.48m x 3.17m)

The conservatory looks out to the side garden and has uPVC French doors to a decked area, polished wood laminate floor, fan light and bare brick walls on the house exterior.

Bedroom 5 / Study

11' 7" x 13' 6" (3.54m x 4.12m)

This room has wood laminate floor, radiator, oak beamed ceiling, pink decor, six down lights and uPVC window to the front.

Family Bathroom

6' 11" x 13' 7" (2.11m x 4.15m)

The main family bathroom is to the ground floor and has four piece white suite with jacuzzi bath, separate shower, pale brown tiled splash backs, wood laminate floor, uPVC frosted window, chrome towel radiator, five down lights and extractor.

Cloakroom

4' 4" x 4' 2" (1.32m x 1.26m)

The cloakroom comes off the utility room and has matching white sink and WC, frosted uPVC window, wood laminate floor, beamed ceiling, down light and neutral decor.

Utility room

14' 2" x 8' 10" (4.32m x 2.70m)

The utility room has white base units with sunken Belfast sink into charcoal work tops with space for washing machine etc. The room has burnt orange decor, wood laminate flooring, two down lights, beamed ceiling, white tiled splash backs, uPVC window to rear.

Storage room

25' 3" x 14' 1" (7.69m x 4.29m)

A large storage room is hardly used but offers huge scope for its future use. The room has painted floor, six strip lights and cream walls.

Garden room

25' 0" x 14' 0" (7.61m x 4.26m)

Another currently unused room has scope as a garden room, annexe or an airbnb. The room has three uPVC windows and French doors, grey decor, painted floor and three pendant lights.

Stairs and landing

The stairs turn 180 degrees to a landing area and both have blue carpet, blue decor, uPVC picture window to the rear and pendant light.

Bedroom One

11' 11" x 17' 4" (3.62m x 5.29m)

A spacious bedroom with fitted wardrobe, draws and dressing table, cream carpet, beige decor, ten down lights, uPVC window to the front and radiator.

En suite

7' 2" x 5' 11" (2.18m x 1.81m)

The master bedroom is served with an en suite with vanity sink, WC, large shower, white tiled walls, vinyl flooring, chrome towel radiator, five down lights and wall light.

Bedroom Two

11' 11" x 13' 6" (3.63m x 4.12m)

The second bedroom has cream carpet, pink decor, built in wardrobes, uPVC window to the front, radiator and two wall lights.

Bedroom Three

7' 2" x 10' 0" (2.18m x 3.04m)

The third bedroom has wood laminate floor, pink decor, radiator, ceiling light and uPVC window to the rear.

Bedroom Four

7' 3" x 7' 3" (2.21m x 2.21m)

The smallest first floor bedroom has pale green decor, wood laminate floor, ceiling light, radiator and uPVC window to the rear.

Front garden

The front garden is laid to lawn with 3 metre deep slab patio to the whole front of the house. There are barked borders with raised rockery and tall mature thick hedge boundaries to the front and sides.

Side garden

A large expanse of garden to the side has timber fence to the perimeter, large timber fence and decked area to the conservatory.

Rear garden

The rear garden is again laid to grass with a more mature boundary of fence and various trees and bushes. A secret garden has arched conifers to blue slate and gravel area which has pathways through.

Driveway and parking

The driveway has brick pillared entrance with timber gate, gravel driveway and parking area for a multitude of vehicles of almost and size and shape.

Double integral garage

21' 1" x 27' 1" (6.42m x 8.25m)

The double garage has two electric up and over doors, five strip lights.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.



Services

Mains electricity and water are connected, drainage is a septic tank and heating is fired by Oil. 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 and 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

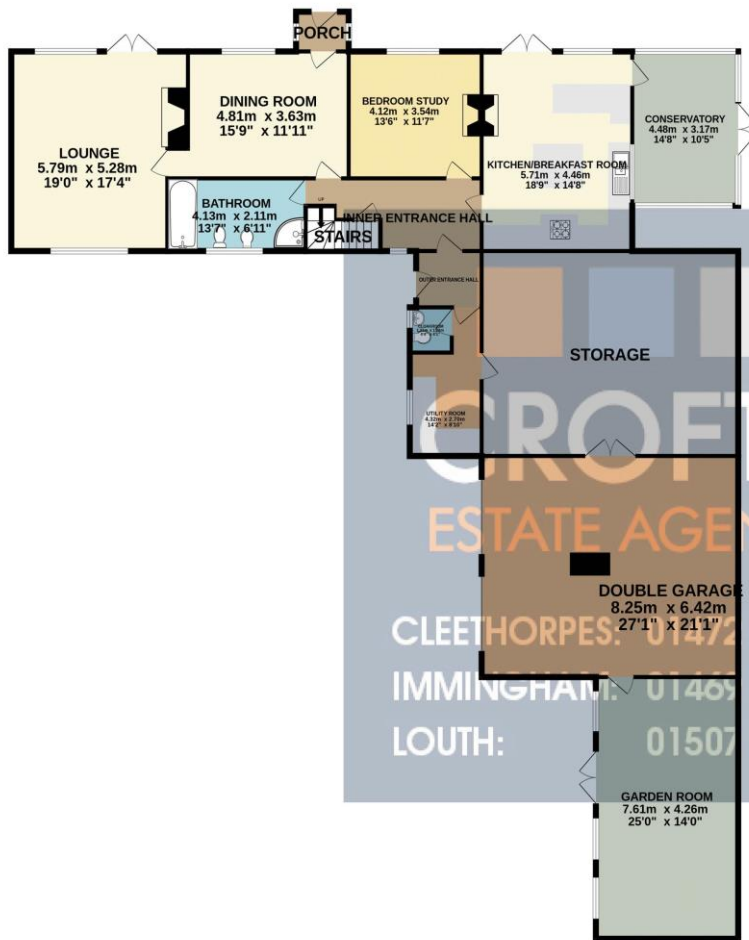




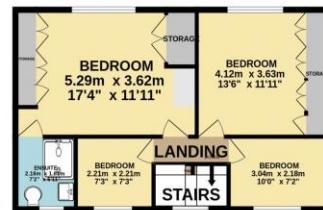
OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
260.2 sq.m. (2801 sq.ft.) approx.



1ST FLOOR
54.5 sq.m. (586 sq.ft.) approx.



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LOUTH: 01507 601550

TOTAL FLOOR AREA: 314.7 sq.m. (3388 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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