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



Queens Close Utterby LN11 0TT

**Offers in the Region Of
£210,000**

A white washed three bedroomed semi-detached house located next to the village green, in this popular village just outside Louth. The family sized, versatile accommodation benefits oil fired central heating, uPVC double glazing and offers an entrance porch, entrance hall with study area and cloakroom/wc off, spacious lounge with feature fireplace, large sunroom which is used as a dining room, fitted breakfast kitchen with rear porch/store room off. The first landing gives access to three bedrooms (two doubles) and a stunning bathroom.. The front provides ample parking for several cars, motorhome/caravan and the rear garden is private, with lawn, patio area and large workshop/store. A great village family home with viewings recommended.

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Location

Queens Close is located along Grange Lane just by the village green. The name Utterby is Danish and the village is thought to date from about 900 AD, sitting in the base of the Lincolnshire Wolds. There is a well-regarded village school, a Parish hall and a regular bus service..

Utterby is approximately four and a half miles from bustling market town of Louth and eleven miles from Grimsby.

Entrance Porch

Entering the property reveals a window to the uPVC double glazed to the front, a radiator and a tiled floor. Opening to:

Entrance Hall

Entering the property reveals a window to the front, a radiator and a tiled floor. There is also a built in storage cupboard which houses the boiler.

Cloakroom

With white low flush WC. Tiled floor and walls.

Lounge

10' 8" x 23' 11" Max (3.26m x 7.3m max)

Spacious lounge with timber French doors to the sun room and uPVC double glazed window overlooking the rear garden. Feature fire place with deep wooden mantel and fitted storage cupboard to one wall. Radiator with shelf over. Downlighters to ceiling.

Garden Room

11' 6" x 13' 4" (3.50m x 4.07m)

Currently arranged as a dining room being uPVC double glazed with views over the garden and French doors to the blocked paved patio. Contemporary tall radiator.

Breakfast Kitchen

14' 9" x 9' 0" (4.50m x 2.74m)

Having a fitted two tone kitchen with complementary worksurfaces and London brick tiling, incorporating a single drainer sink, feature black extractor fan with range style cooker under. Plumbing for a dishwasher, washer and space for a separate drier. Downlighters to ceiling. The kitchen has tri aspect uPVC glazed windows. Door to:

Rear Porch/Store Room

4' 7" x 13' 4" (1.40m x 4.07m)

With doors to the front and rear, windows to three aspects. A handy space with many uses.

First Floor Landing

With a uPVC double glazed window to the front elevation and access to the loft.

Bedroom One

10' 10" x 13' 2" (3.30m x 4.02m)

The master having a uPVC double glazed window to the rear elevation and radiator.

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m)

A double bedroom having a UPVC double glazed window to the rear elevation, a radiator and built in storage cupboards top both sides of the chimney recesses. Downlighters to ceiling.

Bedroom Three

6' 10" x 9' 10" (2.09m x 2.99m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 9" x 5' 8" (2.05m x 1.73m)

The bathroom has an opaque uPVC double glazed window to the front elevation, natural style tiled walls, and flooring with a white suite with panelled bath with glass shower screen and shower over, wash basin set in a vanity cabinet and low flush wc. Contemporary towel radiator.

Outside

To the front there is ample off road parking for several cars, caravan/motorhome.

The rear garden is private having a blocked paved patio area, lawn and a large timber workshop/store,

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

Services

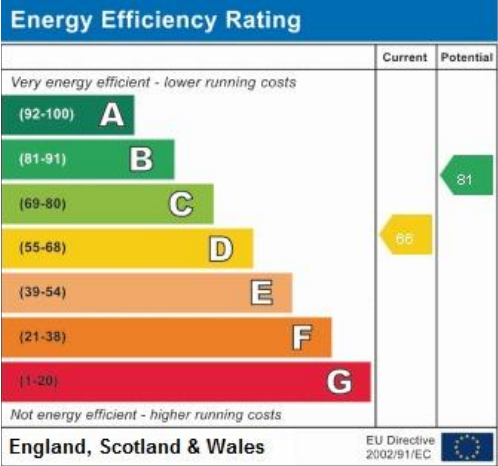
Mains electricity and water is understood to be connected, oil tank in the garden powers the central heating system. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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



Tenure





GROUND FLOOR
74.1 sq.m. (798 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA : 112.4 sq.m. (1210 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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