



# CROFTS ESTATE AGENTS

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



14 Jacobs Close  
Utterby  
LN11 0GJ

Offers in the Region of  
£549,950

We are delighted to be able to offer for sale this superb FOUR DOUBLE BEDROOM detached executive home set within this small cul de sac, located in the village of Utterby, providing easy access to the lovely market town of Louth which has the added benefit of the highly regarded King Edward Grammar School. Beautifully presented throughout this spacious detached property comprises: Entrance hall, cloakroom, good sized living room, home office/playroom, fabulous living dining kitchen and utility room to the ground floor. Four double bedrooms two with en suites and a luxurious family bathroom to the first floor. Air sourced central heating with under floor heating to the ground floor. Double glazing. Double detached garage including first floor office/games room above. Open plan front garden with ample off road parking for several vehicles and then a lovely sized rear garden which enjoys a sunny aspect for the majority of the day and evening and creates an ideal garden for those with children or whom like to entertain from home. Remainder of the builders 10 Year guarantee. EARLY VIEWING ESSENTIAL.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance Hallway

13' 4" x 6' 11" (4.073m x 2.114m)

An attractive hallway with entry door and double glazed window to the front elevation. Neutrally decorated and having tiled floor with under floor heating. Down lighting to the ceiling. Staircase with glass balustrade.

#### W.C

6' 3" x 2' 9" (1.901m x 0.847m)

Equipped with a w.c and vanity wash hand basin. Continuation of the tiled floor from the hallway. Fitted extractor fan.

#### Study/Playroom

6' 8" x 10' 4" (2.024m x 3.154m)

A versatile room that could be put to a variety of uses and has a uPVC double glazed window to the front elevation. Underfloor heating.

#### Living Room

20' 4" into bay x 14' 6" (6.208m x 4.417m)

One of the selling points to this property has to be this lovely living room with feature fireplace and bay window to the front aspect with plantation shutters. Tiled flooring with under floor heating.

#### Kitchen/Dining/Living Area

12' 11" x 32' 7" (3.936m x 9.931m)

One of the key selling points to this property has to be this lovely and spacious dining living kitchen which runs across the rear of the property. Offering ample space to accommodate living area and a dining area and having two large uPVC double glazed windows and then a bay area with two rear and two side windows along with French doors out to the garden allowing for ample natural light to brighten the room. Offering the benefit of underfloor heating with the continuation of the tiled flooring. Down lighting to the ceiling. The kitchen area itself has an excellent range of base and wall units with contrasting work surfacing and breakfast bar over and inset sink and drainer. Integrated double oven and a four ring electric induction hob with extractor over, dishwasher and a wine cooler. Space to accommodate an American styled fridge freezer.

#### Utility

6' 3" x 7' 3" (1.912m x 2.200m)

Fitted with a larder and base unit with work surfca9ng and having sink and drainer. Plumbing for a washing machine. Entry door to the side elevation.

#### First Floor Landing

The landing has a useful storage cupboard.

**Bedroom One**

12' 8" plus door x 14' 6" (3.852m x 4.407m)

The main bedroom has a uPVC double glazed window to the front elevation and offers quality fitted wardrobes and storage units to two walls with media section built in to accommodate a television and space behind for any t.v equipment. Central heating radiator.

**Ensuite to Bedroom One**

8' 1" x 5' 11" (2.467m x 1.806m)

Offering uPVC double glazed window to the side elevation and fitted with a close coupled w.c, vanity wash hand basin and a shower cubicle. Splashback tiling. Down lighting and fitted extractor.

**Bedroom Two**

14' 9" x 14' 4" (4.485m x 4.380m)

A second good sized double bedroom is located to the front of the property and has a uPVC double glazed window. Central heating radiator. Door to the second ensuite.

**Ensuite to Bedroom Two**

8' 1" x 5' 11" (2.467m x 1.806m) max

Offering shower cubicle and a vanity wash hand basin and w.c set into a modern storage unit. Central heating radiator. uPVC double glazed window to the front.

**Bedroom Three**

14' 1" x 12' 5" (4.286m x 3.781m) maximums

uPVC double glazed window to the rear elevation. Central heating radiator.

**Bedroom Four**

11' 8" x 10' 7" (3.544m x 3.231m)

The final of the four double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator.

**Family Bathroom**

8' 0" x 8' 9" (2.445m x 2.666m)

With uPVC double glazed window to the rear elevation, this modern family bathroom has a modern freestanding bath with shower mixer tap, w.c with concealed cistern and finally twin wash hand basins set into a useful storage unit. Chrome effect central heating radiator.

**Garage**

To the front of the property there is a double detached garage with versatile space above. The garage has twin electric doors and has internal light and power. A door to the side of the garage leads to some stairs which access the area above.

**Office/Gym**

10' 10" x 21' 11" (3.312m x 6.690m)

Located above the garage is this versatile space creating an ideal home office or gym or in fact could be put to many uses. Having two velux windows and an electric radiator.

**Outside**

Set upon this lovely sized plot and in this agents opinion, one of the best plots within this small development and enjoying a sunny aspect. To the front there is a large block paved driveway creating ample off road parking for several vehicles. Space behind the garage ideal for storage of waste bins/recycling etc. To the rear the garden is ideal for the family market enjoying a secure environment. The garden offers a large expanse of lawn which wraps around to the side aspect and then there is a large patio area ideal for outdoor entertaining.



**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.

**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](http://www.voa.gov.uk/cti)



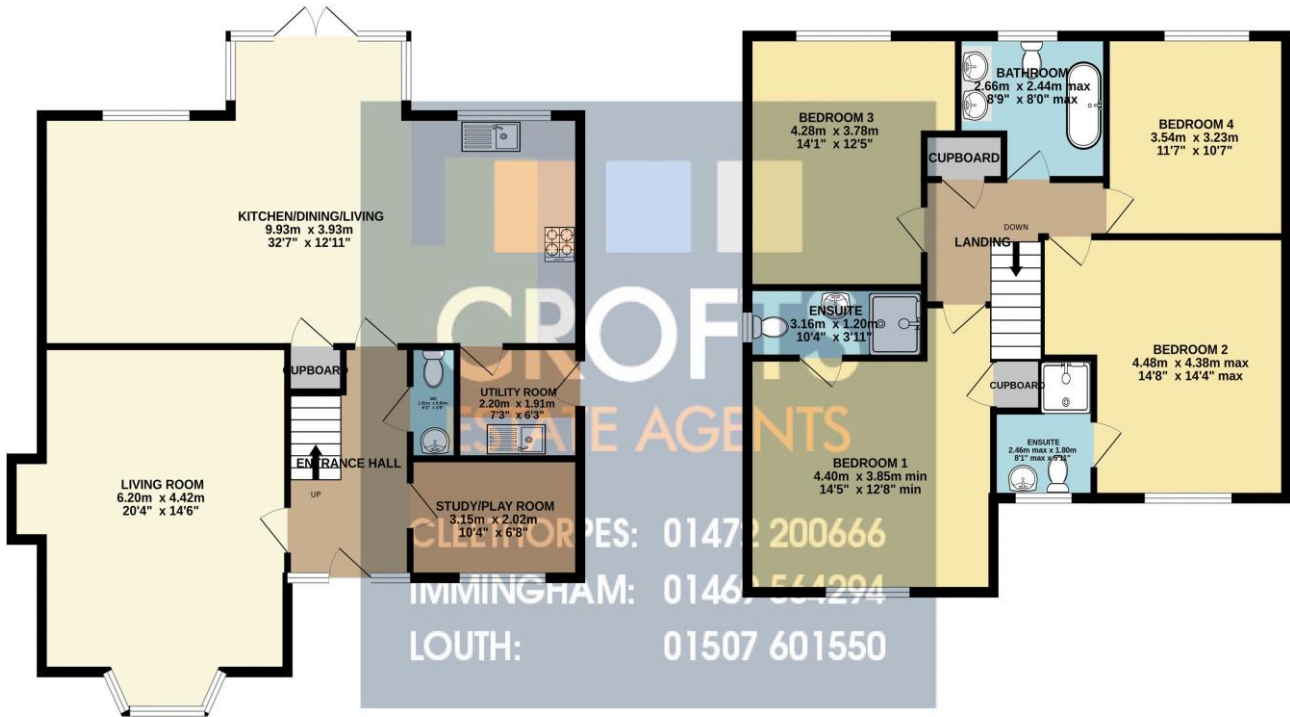


**OPEN 7 DAYS A WEEK**

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  
89.1 sq.m. (959 sq.ft.) approx.

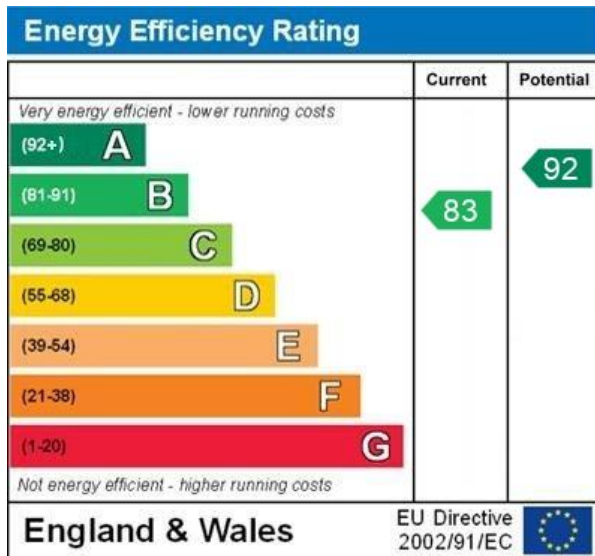
1ST FLOOR  
83.0 sq.m. (893 sq.ft.) approx.



**CROFTS**  
Estate Agents  
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TOTAL FLOOR AREA: 172.1 sq.m. (1853 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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