



# CROFTS ESTATE AGENTS

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



Sunnyview Carr  
Lane  
Healing  
DN41 7QR

£565,000

Crofts Estate Agents have the absolute pleasure of bringing to the market this charming six-bedroomed family residence which occupies a substantial plot down a quiet private lane. Located within the highly sought after village of Healing this incredibly versatile home which offers so much potential having been carefully designed, finds itself nestled within walking distance to the highly regarded Healing Academy and is within easy commute to the A180. Set across two floors this beautiful home, which is a MUST SEE, briefly comprises of large entrance hallway, lounge, office, sitting room, open plan kitchen-diner-living space, hot tub room with shower area and additional room for sun bed, bedroom four and shower room. Heading to the first floor will reveal a further three bedrooms, with en-suite to the master bedroom and jack and jill bathroom. There is also a superb annex above the garage which has two bedrooms, both benefitting from en-suites. Externally there is a large in and out driveway providing ample off road parking with integral garage and a huge rear garden which boasts a summerhouse with log burner.

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#### Lounge

14' 9" x 19' 10" (4.49m x 6.04m)

The first of three reception rooms, the lounge benefits from carpeted flooring, radiator, dual aspect uPVC windows, gas fire and french doors which open out the the rear garden.

#### Office

10' 0" x 11' 10" (3.05m x 3.60m)

An ideal set up for an office with plenty of double sockets, laminate flooring, gas fire, uPVC door which opens out to the rear garden and storage cupboard.

#### Kitchen-diner-living area

Open planned with beautiful Karndean flooring to the kitchen-diner area, this fully fitted kitchen benefits from a gorgeous log burner, ample storage through base and wall mounted units, sink with drainer, 5 ring gas burner and integral oven. The living area adjacent, is the ideal entertainment area and comes with a built in bar.

#### Second reception

11' 11" x 15' 6" (3.63m x 4.72m)

Well presented with marble flooring, gas fire, coving, radiator and large uPVC window, which allows plenty of natural daylight to enter.

#### Hot tub/Games area

20' 8" x 26' 3" (6.29m x 7.99m)

Currently occupied as a games/hot tub room, this versatile space offers plenty of potential for the next owner to put their stamp on it.

#### Utility room

7' 9" x 16' 10" (2.36m x 5.13m)

#### Bedroom1

17' 10" x 19' 10" (5.43m x 6.04m)

The master bedroom, located on the first floor benefits from ample storage with fitted wardrobes to either side of the bed, laminate flooring, eaves storage, en-suite and uPVC window.

#### En-suite

6' 0" x 7' 1" (1.83m x 2.16m)

Serving the master bedroom, this recently upgraded en-suite benefits from a shower with moulded shower tray, WC, vanity basin, LED lighting and laminate flooring.

#### Bedroom 2

12' 2" x 19' 10" (3.71m x 6.04m)

Bedroom two briefly comprises of laminate flooring, radiator, built in storage, air conditioning and dual aspect uPVC window.

### **Bedroom 3**

11' 2" x 15' 10" (3.40m x 4.82m)

Bedroom three briefly comprises of laminate flooring, radiator, built in storage and access to the jack and jill bathroom.

### **Bedroom 4**

10' 0" x 11' 1" (3.05m x 3.38m)

Bedroom four, which is found on the ground floor, briefly comprises of tiled flooring, radiator and uPVC window to the front elevation.

### **Bathroom**

9' 8" x 20' 11" (2.94m x 6.37m)

This jack and jill style bathroom offers a well maintained four piece suite, comprising of jacuzzi bath, shower, WC and 'his and hers' basins with vanity storage. There is also tiled walls and flooring, radiator and uPVC window.

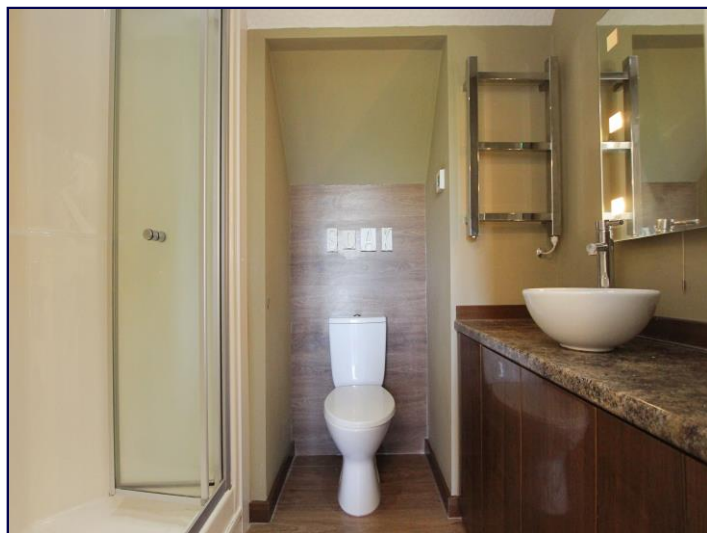
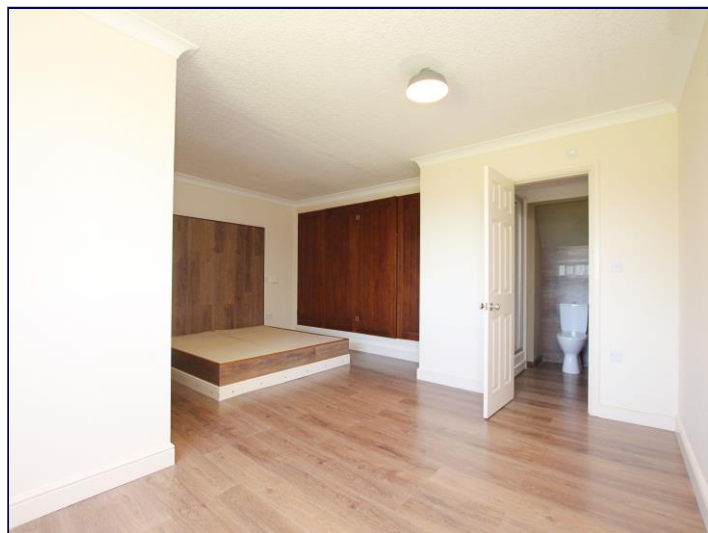
### **Shower Room**

6' 0" x 7' 7" (1.83m x 2.31m)

Located on the ground floor, adjacent to bedroom four, the shower room benefits from tiled flooring and walls, shower, WC, basin and uPVC window to the front elevation.

### **Annexe**

Accessed from the rear of the garage, the annexe boasts two bedrooms with built in storage and en-suite. It offers itself as an ideal investment as the rooms are self contained, or it could be used as a granny or teenagers annexe. There is also scope, if required to knock through from the sun bed room on the ground floor to make it accessible from the main part of the building.



**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)



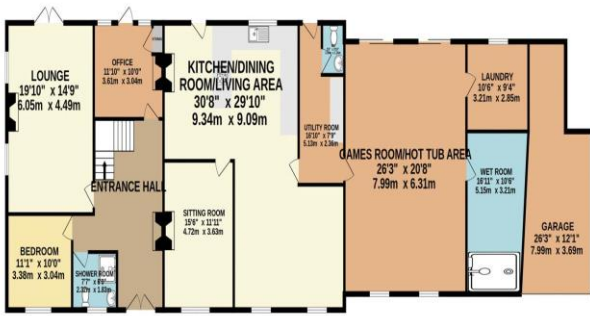




**OPEN 7 DAYS A WEEK**

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  
2735 sq.ft. (254.1 sq.m.) approx.



1ST FLOOR  
1956 sq.ft. (181.7 sq.m.) approx.



TOTAL FLOOR AREA: 4691 sq.ft. (435.8 sq.m.) 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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