



# CROFTS ESTATE AGENTS

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



**Brae Monte Station Road  
Ulceby  
DN39 6UA**

**Offers in the Region Of  
£499,950**

Crofts Estate Agents have the pleasure of bringing to the market this superb four bed detached house, situated in the delightful village of Ulceby. Ideally suited to a family, this property occupies a substantial plot with a fantastic private and enclosed rear garden, spacious living throughout and ample off road parking. The village of Ulceby is seen as a popular location to be in with properties like this rarely becoming available. There are a small range of local amenities, including primary school as well as excellent road links, perfect for those who commute! Heading inside this beautiful home will reveal the entrance hallway, lounge, dining room, sitting room, office, open plan kitchen-diner-living area, WC and utility. To the first floor you will find four excellent size bedrooms, family bathroom and en-suite's to the master and second bedroom. Externally, needs to be seen to believe the vast amount of outdoor space on offer with well maintained gardens to the front and rear, ample off road parking and integral double garage. This property is certainly one not to be missed with viewings recommended!

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### Entrance Hallway

Wide entrance hallway with solid wood flooring, to match the kitchen, uPVC front door, radiator and space for hanging coats.

### Lounge

13' 1" x 15' 10" (3.98m x 4.82m)

Stylishly presented with modern decor, radiator, luxury carpeted flooring, coving and log burner with brick surround.

### Kitchen/Diner/Living area

20' 3" x 31' 1" (6.17m x 9.47m)

The heart of the home and the perfect space for entertaining guests/enjoying family time, is this fantastic open plan kitchen-diner-living area. Offering character with high ceilings and wooden beam to the living area, finished off with beautiful solid wood flooring and uPVC french doors which open out to the decking area. The kitchen boasts a range of base and wall mounted units with integral dishwasher, american fridge freezer and range cooker with extractor above. There is also LED lighting, laminate tiles in the kitchen section and 1 and a half sink with drainer.

### Dining Room

11' 0" x 11' 11" (3.35m x 3.63m)

Well proportioned with parquet flooring, radiator, coving and uPVC window. The room itself is adjacent to the kitchen-diner and offers

potential to knock through, subject to building advice, to open plan the room.

### Sitting Room

11' 0" x 11' 11" (3.35m x 3.63m)

Currently occupied as an office, this second reception room is a great space to relax or for the kids to escape to. Neutrally decorated with uPVC french doors which open out to the garden, solid wood flooring and radiator.

### Office

6' 3" x 7' 9" (1.90m x 2.36m)

Ideal space for someone who works from home, with uPVC window offering views looking out to the garden, carpeted flooring and radiator.

### Bedroom1

13' 11" x 16' 3" (4.24m x 4.95m)

Overlooking to rear garden, this stylish master bedroom boasts a large uPVC window, which allows plenty of natural daylight to enter, floor to ceiling 'Sharps' fitted wardrobes, en-suite, carpeted flooring, radiator and LED lighting.

### **En-suite**

5' 7" x 10' 6" (1.70m x 3.20m)

Having recently been upgraded, this modern en-suite is sure to provide that wow factor, with walk in shower with glass screen and recess with lighting built in, WC, vanity basin, towel rail radiator, tiled flooring and walls and velux window.

### **Bedroom 2**

16' 4" x 17' 1" (4.97m x 5.20m)

The second bedroom, located to the opposite end of the landing benefits from fitted wardrobes, soft under foot carpeted flooring, radiator, en-suite and uPVC window.

### **En-suite**

5' 2" x 6' 10" (1.57m x 2.08m)

### **Bedroom 3**

13' 11" x 10' 7" (4.24m x 3.22m)

Bedroom three briefly comprises of carpeted flooring, radiator, radiator and two uPVC windows to the front elevation.

### **Bedroom 4**

11' 4" x 14' 11" (3.45m x 4.54m)

The fourth and final bedroom, again is a double and benefits from eaves storage, radiator, carpeted flooring and uPVC window to the front elevation.

### **Bathroom**

6' 8" x 10' 6" (2.03m x 3.20m)

The family bathroom, located on the first floor benefits from a four piece suite comprising of bath, corner shower, WC, vanity basin, tiled flooring and walls, towel rail radiator and velux window.

### **Externally**

Where to begin... providing kerb appeal from the moment you lay eyes on the property with rendered frontage to the garage and bedroom section to the side, ample off road parking with integral garage and well maintained lawn with a range of shrubs and flowers. The rear garden is humongous! Mainly laid to lawn, the garden presents itself as a superb outdoor space for children to run around and play or keen gardeners to put their stamp on it. Decking area, built to the rear of the property is perfect for those warm summer days/nights with plenty of space for a BBQ and outdoor furniture. You really do need to view this property in order to believe all that is on offer!



**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 F: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





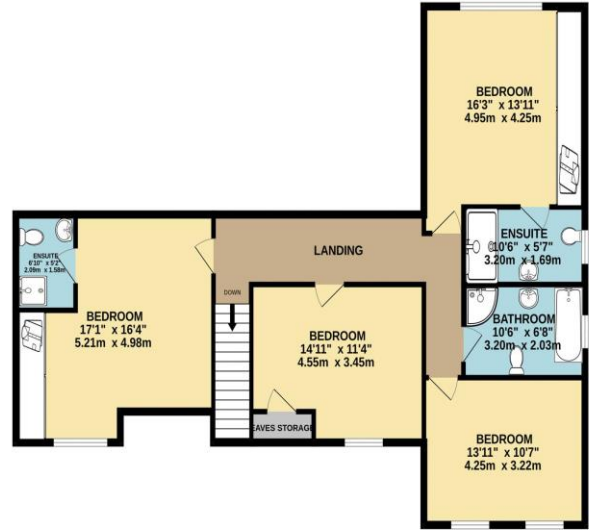
**OPEN 7 DAYS A WEEK**

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  
1547 sq.ft. (143.7 sq.m.) approx.



1ST FLOOR  
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2622 sq.ft. (243.6 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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