



# Inglebys

Estate Agents



## 3 South Loftus

Loftus, TS13 4JU

**Offers Over £200,000**



Rarely Available and Situated in a Idyllic Rural Location, a Deceptively Spacious, Two Bedroom Sandstone Cottage with Large Rear Garden.



Located in a Semi Rural Location yet within walking distance of Local Amenities and transport links, surrounded by open fields, and woodland walks, a charming and deceptively spacious 2 bedroom sandstone cottage with large enclosed rear garden. In need of some refurbishment, this is an ideal family home or rural retreat, and early viewing is essential,

**Entrance Hall 8'5" x 6'10" (2.58m x 2.1m)**  
Wooden door, uPVC double glazed window, radiator

**Bathroom 8'7" x 4'6" (2.62m x 1.38m)**  
Part tiled comprises, low level w.c, pedestal wash hand basin, panel bath with Mira shower, uPVC double glazed window, radiator, ceramic tiled floor, stripped pine door.

**Lounge 15'8" x 12'5" (4.79m x 3.8m)**  
Three uPVC double glazed windows, double radiator, single radiator, open fire incorporated into a brick surround with solid wood mantle, stripped pine door, television point.

**Kitchen 17'1" x 8'0" (5.23m x 2.45m)**  
White inset sink unit with mixer tap, comprehensive range of wall, base and drawer units, laminate worktops and tiled surrounds. Electric hob and oven, plumbing for automatic washing machine and dishwasher, ceramic tiled floor, 2 uPVC double glazed windows, uPVC double glazed door, double radiator, Worcester oil fired boiler, exposed beams.

**Conservatory 9'5" x 9'1" (2.89m x 2.78m)**  
Laminate Worktops, with stainless steel sink and mixer tap

**First Floor Landing Area**  
uPVC double glazed window, loft access.

**Principal Bedroom 9'1" in to 13'3" x 15'11" (2.79m in to 4.06m x 4.87m)**  
Two uPVC double glazed windows with extensive country views, stripped pine door, double radiator.

**En-Suite 4'7" inc to 6'9" x 6'8" (1.41m inc to 2.07m x 2.04m)**  
Part tiled comprises low level w.c, pedestal wash hand basin, tiled and glazed shower cubicle, shower, extractor fan, radiator.

**Bedroom Two 16'2" x 8'6" (4.93m x 2.61m)**  
uPVC double glazed window, double radiator, built-in pine airing cupboard, loft access, stripped pine door.

**Externally**  
Enclosed Rear Garden

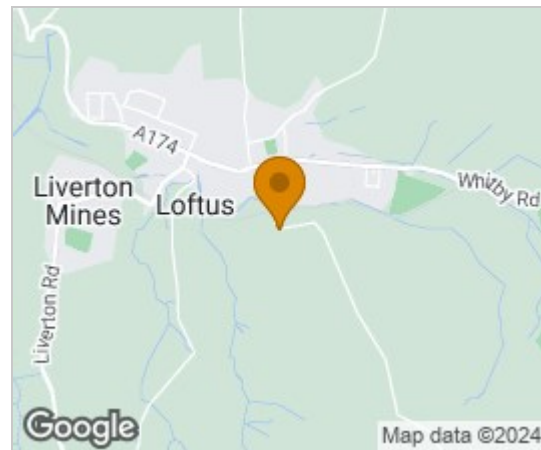
Large but easily managed garden, patio area, pergola, gravelled area, lawn, extensive range of coloured borders and shrubs, timber shed, paved path, rear access, steps to low maintenance gravel area with second patio area.

**Disclaimer**  
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

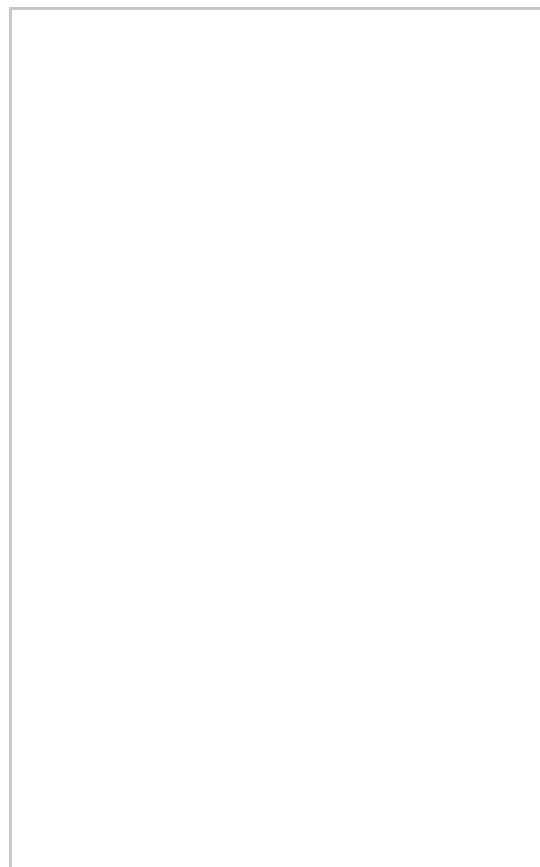
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

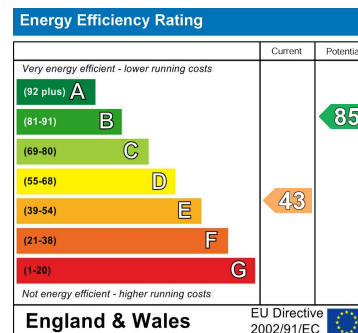
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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