

Buy. Sell. Rent. Let.



Orchard Close, Morton, DN21 3BP



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When it comes to
property it must be


lovelle



Offers over £300,000

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Key Features

- THREE BEDROOM
- CONSERVATORY
- DETACHED BUNGALOW
- WORKSHOP
- SOUGHT AFTER LOCATION
- GARAGE
- EPC rating TBC
- Tenure: Freehold





DETACHED BUNGALOW / THREE BEDROOM / CONSERVATORY / WET ROOM / PRIVATE ENCLOSED GARDEN / WORKSHOP AND GARAGE / SOUGHT AFTER VILLAGE LOCATION / VILLAGE WITH LOCAL AMENITIES / NO ONWARD CHAIN / THIS PROPERTY IS NOT TO BE MISSED / CALL TO VIEW /

Entrance

1.17m x 1.30m (3'10" x 4'4")

Entrance lobby with widened door for accessibility. Fitted doormat flooring.

Lounge

6.61m x 4.10m (21'8" x 13'6")

Fitted carpet, two radiators, bay window to front aspect, window to side, aspect, brick feature fireplace, arched opening leading to dining room and door to hallway.

Dining Room

2.79m x 3.12m (9'2" x 10'2")

Fitted carpet, radiator, sliding doors to conservatory, and opening to kitchen.

Conservatory

3.45m x 3.62m (11'4" x 11'11")

Tiled flooring, wall-mounted heater, ceiling fan and lighting, double doors leading onto the garden.

Kitchen

3.02m x 3.42m (9'11" x 11'2")

Fitted wall and base units with worktop over, 1 1/2 stainless steel sink and drainer with mixer tap. Integrated oven and electric hob with extractor over. Space for fridge freezer, washing machine, dishwasher, and tumble dryer. Wall-mounted boiler, door to the side aspect, window to the side aspect and window to the rear aspect.

Hallway

0.00m x 0.00m (0'0" x 0'0")

Doors leading to three bedrooms, door leading to wet room and door leading to separate high-rise WC. There is also a door to the airing cupboard and loft access.

Wet Room

2.04m x 3.02m (6'8" x 9'11")

Accessible Wet room comprising of, high rise WC with folding support rails, vanity sink unit and electric shower with curtain around. Towel radiator, extractor fan and frosted window to the front aspect.

Bedroom One

3.03m x 3.03m (9'11" x 9'11")

Fitted carpet, radiator, window to the front aspect, and fitted wardrobes and bedside table.

Separate WC

2.05m x 0.90m (6'8" x 3'0")

High-rise WC, wood effect vinyl flooring, radiator, and window to the side aspect.

Bedroom Two

3.33m x 3.03m (10'11" x 9'11")

Fitted carpet, radiator, and window to the rear aspect.

Bedroom Three

1.89m x 3.03m (6'2" x 9'11")

Fitted carpet, radiator, window to the rear aspect, fitted wardrobes, and pull-down single bed.

Outside

To the front of the property there is lawn laid with planted borders, driveway leading to a single garage with up and over door. There is also a path leading to the front door and at present a accessibility ramp up to the front door (the seller can remove this if not required). The driveway leads down the side of the property to a side access door and side access gate for the rear garden.

To the rear of the property is a private mature garden, which is laid to lawn, and a paved patio area also. The rear garden allows access to a shed for storage and also a workshop which has power and lighting connected.

Tenure

The tenure of this property is Freehold.

Local Authority

This property falls within the geographical area of West Lindsey Council - 01427 676676.

<https://www.west-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation.

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

We have been advised by the sellers that the area has recently had fibre broadband connections made available. These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



When it comes to
property it must be


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