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The Glebe , Upton, DN21 5PD



When it comes to  
property it must be

  
lovelle



Asking Price: **£575,000**

 4  2  3

This detached property is available for sale. Located in a quiet village, it boasts 4/5 bedrooms, 2 bathrooms, 3 reception rooms, and a kitchen. It also features ample parking space, a BBQ/Pizza Oven area and an outstanding bar/games area.

#### Key Features

- FOUR/FIVE BEDROOMS
- AMPLE PARKING
- DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- OUTDOOR PURPOSE BUILT BAR/GAMES ROOM
- BBQ/PIZZA OVEN AREA
- COUNCIL TAX BAND F
- EPC rating : TBC
- Tenure: Freehold





We are delighted to present this beautiful detached property, currently listed for sale. Located in a quiet village, it offers a peaceful and serene living environment. The property boasts three spacious reception rooms, making it ideal for entertaining or for larger families who require ample space. The property is located 12 miles from the city of Lincoln and 5 miles from the town of Gainsborough which has Marshall Yard, a show complex providing plenty of amenities nearby.

In addition, it has a well-appointed kitchen, providing an excellent space for cooking and dining. There are also four/five delightful bedrooms in this property, each offering a comfortable space for rest and relaxation. Complementing the bedrooms are one bathroom and en-suite, presenting a practical and convenient living arrangement.

The property also has ample parking space providing room for multiple vehicles.

Not to forget, the property also has a designated BBQ / pizza oven area, perfect for those who enjoy outdoor dining and entertaining. This unique feature gives the property an exceptional appeal, providing a perfect blend of indoor and outdoor living.

The property's location, combined with its unique features and ample space, makes it a wonderful choice for anyone looking for a home in a quiet and peaceful setting. Its good condition further enhances its appeal, allowing the new owners to move in and start enjoying their new home with minimal fuss.

Truly, this property is a perfect blend of comfort, convenience, and charm. We recommend viewing this property to fully appreciate what it has to offer.

### Entrance

Enter via UVC door into porch with laminate flooring, alarm system and door to entrance hall

### Entrance Hall

Fitted carpet, radiator, under stairs storage, stairs to first floor accommodation, opening to lounge, doors to dining room/Office and family room.

### Lounge

3.87m x 7.06m (12'8" x 23'2")

Fitted carpet, two radiators, gas fire, bay window to front aspect and French doors to rear garden.

### Snug / Bedroom Five

2.61m x 3.92m (8'7" x 12'11")

Fitted carpet, radiator and window to front aspect

### Dining Room

3.45m x 3.87m (11'4" x 12'8")

Fitted carpet, radiator and window to rear aspect

### Breakfast Room

3.51m x 3.67m (11'6" x 12'0")

Tile flooring, radiator, fitted wall and base units, sink, patio doors to conservatory and door to kitchen.

### Conservatory

3.51m x 2.89 m (11'6" x 9'5")

Tiled flooring and french doors to rear garden.

## Kitchen

2.16m x 3.41m (7'1" x 11'2")

Fitted kitchen comprising of wall and base units, stainless steel sink with mixer tap, induction hob with extractor over, electric oven, built-in microwave, tiled walls, window to rear aspect and opening to utility room.

## Utility Room

Fitted wall and base units, stainless steel sink with taps, radiator and drainer space for all white goods, space for American fridge freezer, doors to garage and rear garden

## First Floor Accommodation

### Bedroom One

3.36m x 3.91m (11'0" x 12'10")

Fitted carpet, radiator, window to front aspect and door to en-suite.

### En-suite

3.33m x 1.95m (10'11" x 6'5")

Fitted four piece suite comprising of roll-top freestanding bath, walk-in shower, vanity unit, low level WC, tiled walls, heated towel rail and window to rear aspect

### Bedroom Two

3.88m x 3.43m (12'8" x 11'4")

Fitted carpet, fitted wardrobes, radiator and window to rear aspect

### Bedroom Three

2.75m x 3.86m (9'0" x 12'8")

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

### Bedroom Four

3.33m x 3.41m (10'11" x 11'2")

Fitted carpet, radiator and window to rear aspect.

## Family Bathroom

2.40m x 2.39m (7'11" x 7'10")

Fitted three-piece suite comprising of walk-in shower, vanity unit, low level WC, heated towel rail, tiled walls, extractor fan, vinyl flooring and window to rear aspect.

## Outside

Enter the property via electric gates opening onto the blocked paved driveway with parking for multiple vehicles, an electric car charging port, a garage with downstairs WC and hand wash vanity unit, coded gated access to both sides of the property and pedestrian gated access, fully securely enclosed by fencing.

To the rear of the property is an east-facing garden with field views to the rear, the garden is mainly laid-to lawn with a spectacular bar/games room, swimspa and hot-tub, patio area, raised flowerbeds and entertaining area with a bbq/pizza oven area. There is a large shed and an additional shed and greenhouse.

## Bar / Games Room





Outstanding bar with wood effect flooring, gas-bottled heating system, beer pumps, pool table, TV and sound bar with sound system, spotlight lighting, beer fridge and beer chiller. Doors to rear garden and access to WC,

#### TENURE

The tenure of this property is Freehold.

#### SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

#### 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 AND 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

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.

The property also has a Planning Permission for an extension above the garage and also for an open-plan kitchen.

Planning Application number: 142370

For more details please contact the office for advice.



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property it must be

  
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