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High Street, East Ferry. DN21 3DZ



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When it comes to
property it must be


lovelle



£500,000



Key Features

- DETACHED PROPERTY
- FOUR BEDROOM
- VERSATILE LIVING ACCOMMODATION
- GAMES ROOM
- VILLAGE LOCATION
- BEAUTIFULLY PRESENTED
- EPC rating E
- Tenure: freehold





BEAUTIFULLY PRESENTED THROUGHOUT / 4/5 DOUBLE BEDROOMS / THREE RECEPTION ROOMS / TWO BATHROOMS AND SEPARATE W/C / SECURE AMPLE OFF ROAD PARKING / LARGE REAR GARDEN WITH OPEN COUNTRYSIDE VIEWS /

ENTRANCE

3.97m x 1.19m (13'0" x 3'11")

Enter via composite door into entrance hall with tiled flooring, radiator under stairs storage, window to side aspect, stairs to first floor accommodation, opening to kitchen, doors to snug and dining room.

SNUG

3.94m x 3.85m (12'11" x 12'7")

Windows to front and rear aspect.

DINING ROOM

3.98m x 3.65m (13'1" x 12'0")

Tiled flooring, radiator, log burner, window to front aspect and opening to kitchen.

KITCHEN

5.41m x 4.71m (17'8" x 15'6")

Fitted kitchen comprising of; wall and base units. Granite worktops, full Laura Ashley kitchen, and double Belfast sink, Under floor heating, integrated dishwasher, kettle tap, range cooker and extractor fan over.

UTILITY

3.37m x 4.36m (11'1" x 14'4")

Vinyl flooring, storage cupboard, space for American fridge freezer, space for all white goods, radiator, doors to lounge, cloakroom, and airing cupboard.

CLOAKROOM

1.58m x 1.48m (5'2" x 4'11")

WC, vanity unit, radiator, vinyl flooring, and extractor fan.

AIRING CUPBOARD

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

Tiled flooring and boiler.

LOUNGE

4.67m x 4.39m (15'4" x 14'5")

Fitted carpet, radiators, electric fire, window to side aspect, French doors to court yard, door to master bedroom.

MASTER BEDROOM

6.55m x 4.42m (21'6" x 14'6")

Laminate flooring, radiator and window to side aspect, opening to en-suite, door to games room.

EN SUITE

2.92m x 1.51m (9'7" x 5'0")

Fitted three piece suite comprising of; walk in shower, vanity unit, WC heated towel rail and extractor fan.

GAMES ROOM

5.18m x 5.64m (17'0" x 18'6")

Laminate flooring, log burner, window to rear aspect and patio doors to rear garden.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.93m x 5.04m (12'11" x 16'6")

Fitted carpet, radiator, windows to front and rear aspect.

BEDROOM TWO

3.96m x 3.65m (13'0" x 12'0")

Fitted carpet, radiator and window to front aspect.

BEDROOM THREE

2.92m x 4.59m (9'7" x 15'1")

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

BATHROOM

2.40m x 2.65m (7'11" x 8'8")

Fitted four piece suite comprising of; bath, shower cubicle, hand wash basin, WC, window to side aspect,

EXTERNAL

To the front of the property is a small buffer garden which is hard standing, block paved driveway with gated access to court yard. Patio area, driveway for multiple vehicles, apple trees, and underpass to rear garden.

Rear garden

Decking area, jacuzzi, stunning field views and is fully enclosed by hedges and fencing.

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.lovell.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.



Ground Floor



Floor 1

Approximate total area^m
 3154.79 ft²
 293.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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 property it must be



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