



Main Street | Gayton Le Marsh |

Asking Price: £257,000



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When it comes to
property it must be


lovelle



SUMMARY

- Stunning Rural Village Location
- Open Field Views to the Rear
- 2 Double Bedrooms
- Entrance Hall
- Lounge & Conservatory
- Modern Kitchen Diner
- Shower Room
- Attached Garage & Driveway



DESCRIPTION

Lovelle Estate Agency are delighted to bring to the market this two bedroom detached bungalow which sits on a plot boasting stunning open field views to the rear. The property briefly comprises of a lounge, kitchen diner, two double bedrooms, shower room and conservatory.

LOCATION

Gayton le Marsh is a village and civil parish in the East Lindsey district of Lincolnshire. The property is located on the A157 between South Reston and Withern. Situated 6 miles south-east from the town of Louth and about 6 miles north from Alford. At the market town of Louth you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few.

DIRECTIONS

Leave Louth on the Legbourne Road going straight over the roundabout. Continue through the villages of Legbourne and South Reston. On leaving the 30 mph limit in South Reston proceed for approximately 500 yards and turn left towards the village of Gayton Le Marsh. Follow the road and the property can be located on the right hand side and identified by our For Sale board.





PARTICULARS OF SALE

Entrance Hall:

UPVC entrance door to the front elevation with matching double glazed side panel. Access to the loft space via the loft hatch, of which the loft is partially boarded. Handy storage cupboard. Telephone point. Radiator. Doors leading to the lounge, kitchen diner, both bedrooms and the bathroom.

Lounge: 16'2" x 10'11" (4.93m x 3.33m)

UPVC double glazed window to the rear elevation. The focal point of the lounge is the stunning inglenook fire place with tiled hearth and inset incorporating a cast iron log burner. TV aerial point. Radiator. Patio doors leading through to the conservatory.

Kitchen Diner: 13'11" x 20'1" (4.24m x 6.12m)

The spacious kitchen diner benefit from two uPVC double glazed windows to the rear elevation over looking the adjoining field and a uPVC entrance door to the side elevation. Fitted with a range of high gloss finish wall and base units with complementary worksurfaces continuing into upstands with additional tiling to splash areas. One and a half bowl sink unit with stainless steel mixer tap and drainer. Built in oven and grill to face height. Ceramic four ring electric hob with chimney style extractor hood over. Plumbing for washing machine, dishwasher and ventilation for dryer. Oil fired central heating boiler. TV aerial point. Radiator.

Bedroom One: 10'9" x 11'10" (3.28m x 3.6m)

UPVC double glazed window to the front elevation. Radiator.

Bedroom Two: 7'9" x 11'11" (2.36m x 3.63m)

UPVC double glazed window to the front elevation. Radiator.

Shower Room: 6'8" x 8'4" (2.03m x 2.54m)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of a double shower cubicle with glass sliding screen door and electric Mira shower, pedestal wash hand basin and a close coupled WC. Attractive tiling to walls. Extractor fan. Chrome heated towel rail.

Conservatory: 9'2" x 9'5" (2.8m x 2.87m)

Of uPVC and dwarf brick wall construction the conservatory boasts views of the garden and across the adjoining fields. Entrance doors to the front and rear elevations.



Outside:

The private gardens are accessed via the open driveway to the front of the plot. The driveway leads to the single attached garage. External lighting. Oil storage tank.

The side garden is predominately laid to lawn and plays host to mature trees and shrubs and wraps around to the rear of the property. A combination of low and high level fencing with mature hedging makes up the perimeters. External tap and electric power sockets. Timber garden shed.

To the side of the property is an additional driveway which provides access to the field at the rear. The property owns the driveway however the farmer has a right of way vehicular access over the land to the field.

Garage: 17' x 8'9" (5.18m x 2.67m)

The garage is accessed via the up and over garage door and benefits from light and power points. Window to the side elevation.

TENURE

The tenure of this property is Freehold.

SERVICES

Mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has Oil fired central heating system.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

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

VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

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.lovele.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 ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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 NOTE

These particulars are for guidance only. TC Property Louth Ltd., their clients and any joint agents give notice that:-

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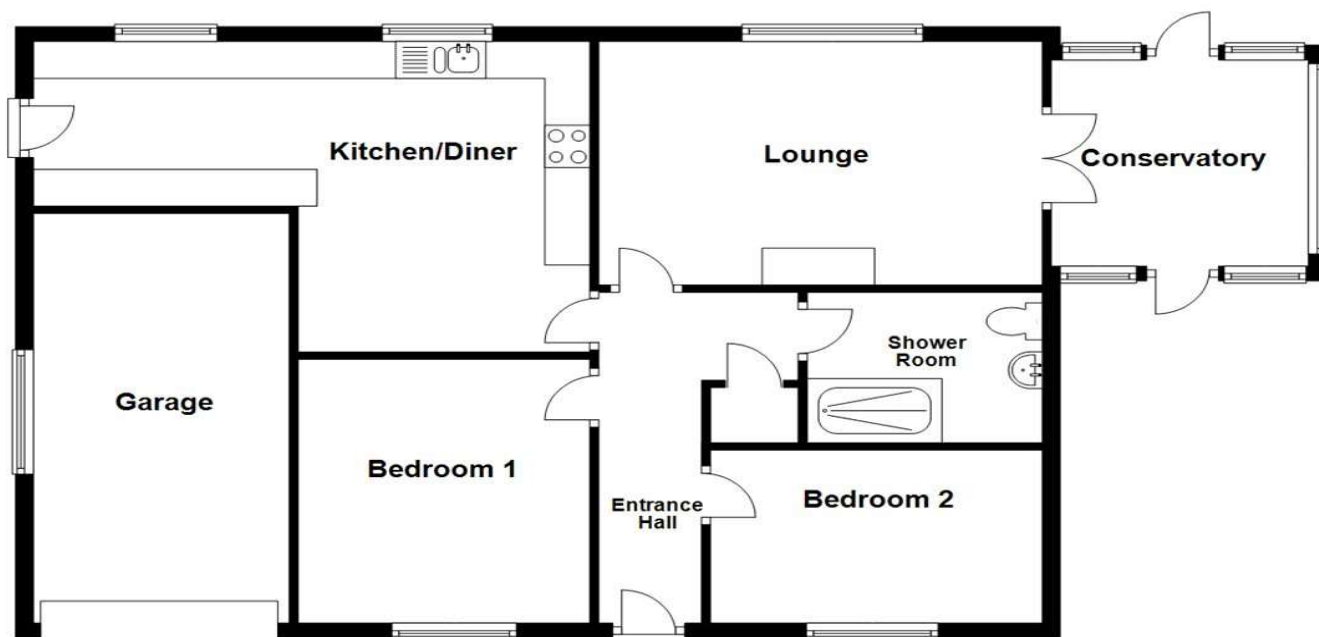
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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



FLOOR PLANS

Ground Floor



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows 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 buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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