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Holywell Lane, Utterby



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When it comes to
property it must be


lovelle



£365,000



Situated in the residential village of Utterby just 3 miles from the market town of Louth is this well presented, well planned and spacious three-bedroom detached bungalow. The accommodation briefly comprises of entrance hall, lounge, kitchen, dining room, utility room, master bedroom (used as additional lounge), two additional double bedrooms, four-piece suite family bathroom, cloakroom WC. Resin driveway and integral garage.

- Key Features**
- Detached Spacious Bungalow
 - 22ft Lounge
 - Kitchen and Dining Room
 - Utility Room & Cloakroom WC
 - Master Bedroom / Reception Room
 - Two Additional Double Bedrooms

- Four Piece Suite Bathroom & Cloakroom WC
- East Maintenance Gardens
- Off Road Parking & Garage
- EPC rating D
- Tenure: Freehold





Entrance Hall

Composite entrance door with double glazed side panel to the front elevation. Coving to the ceiling and dado rails. Two handy storage cupboards one of which currently contains the hot water cylinder. Access to the loft space via the pull down loft hatch and loft ladder. Three radiators. Doors leading to lounge, kitchen, all bedrooms, bathroom and cloakroom WC.

Lounge

13'1" x 22'1" (4m x 6.7m)

Dual aspect uPVC double glazed windows to the front and side elevations. The focal point of the spacious lounge is the exposed brick open fireplace. TV aerial and telephone points. Radiator.

Kitchen

16'1" x 10'1" (4.9m x 3.1m)

UPVC double glazed window to the rear elevation. Fitted with a range of traditional shaker style wall and base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Cream brick style tiling. Built in double oven to face height and four ring Lamona induction hob with concealed extractor hood over. Plumbing for dishwasher. LED spotlights. Double doors to the dining room and door through to the utility room. Radiator.

Dining Room

11'0" x 11'1" (3.4m x 3.4m)

UPVC double glazed window to the front elevation. TV aerial point. Radiator.

Utility Room

7'0" x 9'0" (2.1m x 2.8m)

UPVC double glazed window and entrance door to the rear elevation. Fitted with a range of cream base units with worksurface incorporating a single bowl stainless steel sink unit with mixer tap and drainer. Cream brick style tiling. Plumbing for washing machine. Grant oil fired central heating boiler. Radiator. Door leading to the integral garage.

Mater Bedroom / Reception Room

11'1" x 18'1" (3.4m x 5.5m)

UPVC double glazed sliding patio doors to the side elevation leading out to the garden (This room is currently used as an additional sitting room). Telephone point. Radiator.

Bedroom Two

10'1" x 14'0" (3.1m x 4.3m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

10'1" x 11'1" (3.1m x 3.4m)

UPVC double glazed window to the rear elevation. Radiator.

Family Bathroom

8'0" x 11'0" (2.4m x 3.4m)

UPVC double glazed window to the front elevation. Fitted with a modern four piece suite comprising of a enclosed shower cubicle with mains shower over, panelled bath with stainless steel mixer tap and handheld shower attachment, vanity wash hand basin with storage below, concealed cistern dual flush WC. Attractive modern tiling to walls. Extractor fan. Chrome heated towel rail.

Cloakroom WC

3'1" x 6'1" (0.9m x 1.8m)

UPVC double glazed window to the rear elevation. Fitted with a two piece suite comprising of a close coupled dual flush WC and vanity wash hand basin with storage below. Tiling to dado height. Radiator.

Outside

To the front of the property is a resin driveway which leads to the garage and through the double timber gates down to the side of the property providing ample off road parking and space for a caravan/motorhome. Predominately lawned gardens with la combination of low level hedging and timber fencing to the perimeters.

To the rear of the property is a Indian sandstone paved area which stretches the full width of the bungalow and opens to the side gardens which are laid with artificial turf and a continuation of the sandstone paving with gravelled borders. A combination of timber fencing and high level hedging makes up the boundaries. External lighting and power points. Oil storage tank.

Garage

20'1" x 9'0" (6.1m x 2.8m)

The integral garage can be accessed via either the up and over garage door to the front or through the utility room. UPVC double glazed window to the side elevation. Light and power points.

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. Please note the property is on Oil fired central heating.

Local Authority

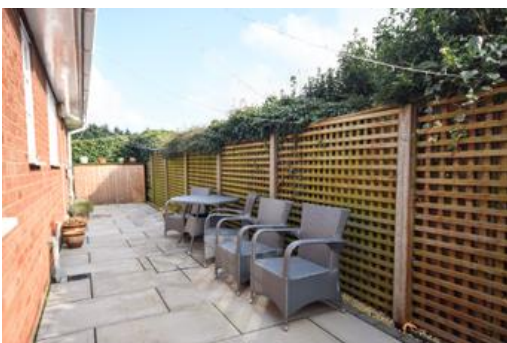
This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of D.

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

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, 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.





Mortgage Advice

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. 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 Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. 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

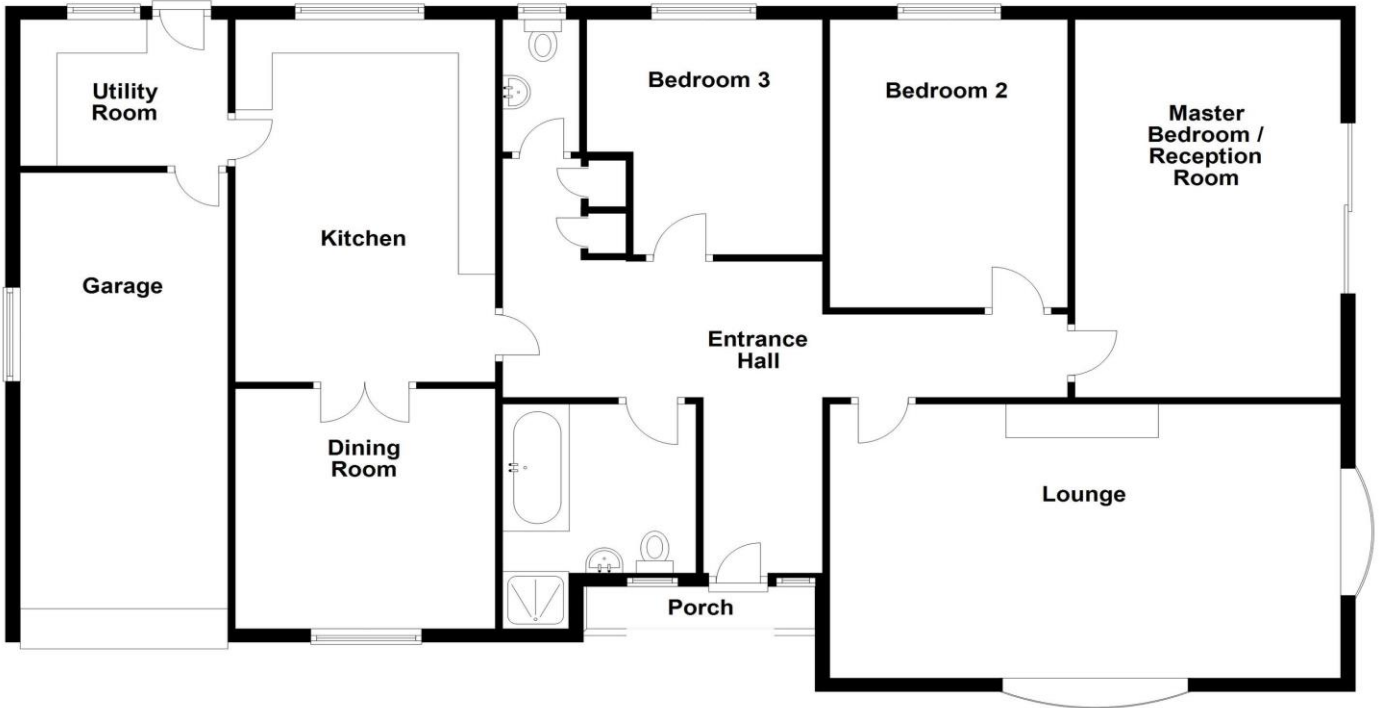
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Ground Floor



When it comes to **property**
it must be


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