

Buy. Sell. Rent. Let.



Woodway, Louth



When it comes to
property it must be


lovelle



£225,000



Lovelle Estate Agency are delighted to bring to the market this spacious four bedroom family home situated in a popular residential area of the town, not far from local amenities including shops, schools, leisure centre and doctors. The property benefits from ample off road parking to the front of the property as well as a detached garage and enclosed rear gardens. Internal viewing is highly recommended to appreciate the accommodation on offer.

Key Features

- Popular Residential Location
- Lounge Diner
- Breakfast Kitchen
- Utility Room / Boot Room
- Four Bedrooms
- Modern Family Bathroom
- Ample Off-Road Parking
- Driveway & Detached Garage
- Enclosed Rear Gardens
- EPC rating D
- Tenure: Freehold





Entrance Hall

UPVC entrance door to the front elevation with matching side panel. Spindle and balustrade staircase rising to the first floor accommodation with open under stair storage space. Telephone point. Radiator. Doors leading to the lounge diner and the breakfast kitchen.

Lounge Diner

19'1" x 11'1" (5.8m x 3.4m)

This spacious lounge diner runs the full depth of the property with uPVC double glazed window to the front and a uPVC sliding patio door to the rear leading to the garden. Coving to the ceiling and dado rail. The focal point of the room is the feature fire surround incorporating a gas fire. TV aerial, satellite and telephone points. Two radiators.

Breakfast Kitchen

12'1" x 10'1" (3.7m x 3.1m)

UPVC double glazed window to the rear elevation over looking the garden. The kitchen is fitted with a range of grey, high gloss wall and base units with complementary work surface which continues into a breakfast bar area. One and a half bowl stainless steel sink unit with mixer tap and drainer. Built in electric fan oven and grill to face height. Four ring electric hob with stainless steel chimney style extractor over. Plumbing for washing machine and dishwasher. Wall mounted Worcester gas fired combination boiler. Radiator. Open through to the utility room / boot room.

Utility Room / Boot Room

9'0" x 6'1" (2.7m x 1.9m)

UPVC entrance door to the side elevation with uPVC double glazed windows to the side and front. Space for tumble dryer. Radiator.

Landing

Access to the loft space via the loft hatch. Doors leading to all bedrooms and the bathroom.

Bedroom One

12'1" x 9'1" (3.7m x 2.8m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted triple sliding door wardrobe equipped with several rails and shelving. Radiator.

Bedroom Two

10'1" x 11'0" (3.1m x 3.4m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator.

Bedroom Three

9'0" x 8'1" (2.8m x 2.5m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

Bedroom Four

9'1" x 7'0" (2.8m x 2.1m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

Bathroom

7'0" x 5'1" (2.1m x 1.5m)

UPVC double glazed window to the rear elevation. Fitted with a modern three piece suite consisting of a P-shaped path with mains shower over, vanity wash hand basin with water fall effect tap and storage below and a concealed cistern, dual flush WC. Attractive mermaid boarding to walls. Extractor fan. Radiator and heated towel rail.

Outside

To the front of the property is a tarmacked, and paved driveway providing ample off road parking. Mature hedging makes up the perimeters and provides a degree of privacy. External lighting. Timber pedestrian gate which opens down the side of the garage and leads to the rear garden.

The enclosed rear garden is laid to lawn, gravel and block paving with a paved patio area perfect for al fresco dining. A combination of mature hedging and timber fencing makes up the perimeters with a flower border to one side. External water tap and power point.

Garage

Detached single garage with up and over garage door to the front and a personal door to the side elevation. Numerous 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.

Local Authority

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

<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

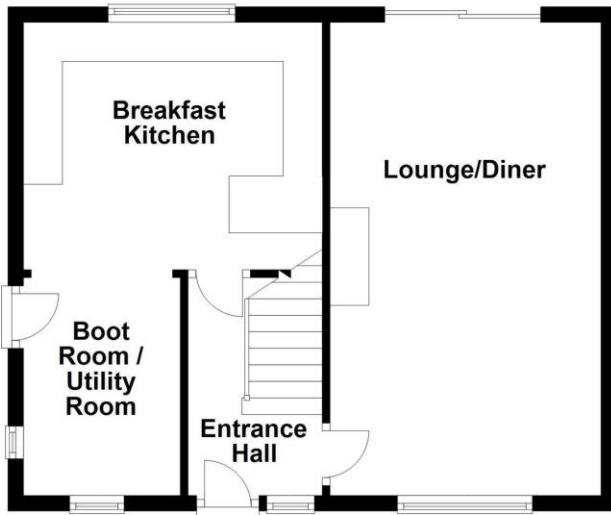
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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.

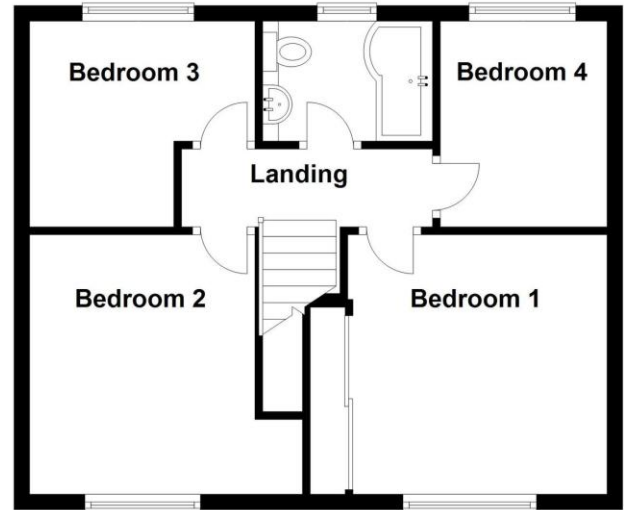
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

Ground Floor



First Floor



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


lovelle

01507 603 366

louth@lovelle.co.uk