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Main Road, Utterby



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When it comes to
property it must be


lovelle



£460,000



This attractive looking, detached four-bedroom home requiring modernisation is situated in the charming village of Utterby and offers spacious living throughout. Three reception rooms, high ceilings, ample storage, kitchen plus utility room, extensive external space and workshops which benefit from outline planning permission being granted (N/192/00095/24) to convert to a two-bedroom residential dwelling or annex. No Onward Chain.

Key Features

- 1/3rd Of An Acre Plot
- Detached Period Family Home
- Three Large Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- G/F Shower Room & F/F Bathroom
- Conservatory & Gardens
- Brick Outbuildings with Outline Planning Permission
- Extensive Gravelled Driveway
- No Onward Chain
- EPC rating F
- Tenure: Freehold





Located in the charming village of Utterby with public transport links to Louth and Grimsby, this property would make dream come true for families looking for a spacious home with a unique charm. The house boasts four spacious double bedrooms, three of which come with built-in wardrobes, offering ample storage space.

The heart of the home, the kitchen, is accompanied by a large utility room that aids in managing day-to-day chores conveniently. Adding to its splendour, the house comes with three large separate reception rooms, each with high ceilings and large windows allowing plenty of natural light to flood the rooms. All three of these reception rooms feature a cosy fireplace, perfect for those cold evenings, with the third one having doors leading to the conservatory, offering a delightful space to relax.

The property benefits from two bathrooms, one of which is a large room with a sloping ceiling and corner bath to the first floor, while the other is a practical ground floor shower room. The home is not only spacious inside but also provides plenty of external space sitting on a plot measuring approximately 1/3rd of an acre with a brick-built garage and workshops, including a substantial one to the rear of the property as well as a lawned garden.

This property is a lovely sized home with high ceilings and unique features adding to its charm. It's a perfect blend to add modern functionality to a period home. It's not just a house, it's a home filled with character, waiting for a family to fill it with laughter, love, and memories. So come and experience this large and spacious period home, it could be the dream sized home you've been searching for.

Drawing Room

12'1" x 14'1" (3.7m x 4.3m)

UPVC double glazed angled bay window to the front elevation. Coving to the ceiling and dado rail. The focal point of drawing room is the stunning stone fireplace with cast iron opening doors. Numerous wall light points. Radiator. Door leading to the hallway.

Sitting Room

14'1" x 13'0" (4.3m x 4m)

UPVC double glazed angled bay window to the front elevation with additional leaded window to the side. Coving to the ceiling. Similar to the drawing room there is a feature stone fire surround this time incorporating an electric fire. Radiator. Door leading to the hallway and a set of two glazed bi fold doors leading through to the dining room that open to join the two rooms into one.

Dining Room

14'0" x 14'0" (4.3m x 4.3m)

Fully glazed door leading to the conservatory with matching side panels to both sides. Exposed beams to ceiling. The focal point of the dining room is the exposed brick inglenook fire place incorporating a cast iron log burner sat on a paved hearth. Low level cupboards to both sides of the fire place both with wall niches above. Radiator. Door leading to the kitchen.

Kitchen

9'1" x 23'0" (2.8m x 7m)

The kitchen benefits from dual aspect uPVC double glazed windows to the side and rear elevations and is made up of a range of traditional wall and base units with complementary worksurfaces over incorporating a double drainer stainless steel sink unit with mixer tap. Integrated double oven and grill to face height and four ring electric hob. Partially tiled walls. Telephone point. Doors leading to the hallway and the utility room.

Utility Room

16'0" x 11'1" (4.9m x 3.4m)

The large utility room doubles up as the entrance to the property and can be accessed via the uPVC entrance door to the side elevation with matching double glazed side panel. Base unit and worksurface incorporating two stainless steel circular sink units with mixer tap. Plumbing and space for white goods. Wall mounted gas fired Worcester central heating boiler.

Hallway

UPVC double glazed arched window to the front elevation. Spindle and balustrade staircase rising to the first floor accommodation with space under. There is also a large area which could be used as a study space measuring at 6'08" x 10'04". Wall light points and doors leading to drawing room, sitting room, kitchen and shower room.

Shower Room

8'1" x 8'0" (2.5m x 2.4m)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of a double shower cubicle with mains shower over, close coupled WC and pedestal wash hand basin. Mermaid boarding to walls. Radiator.

Conservatory

8'0" x 12'1" (2.4m x 3.7m)

Of uPVC and dwarf brick wall construction with a sliding patio door to the side leading out to the garden.

Landing

The large split level landing benefits from uPVC double glazed windows to the front and side elevations with a large landing space similar to the space in the hallway which could be used as a study area. Airing cupboard currently housing the hot water cylinder and header tank with shelving for storage. Radiator. Doors leading to all bedrooms and the bathroom.

Bedroom One

13'0" x 14'1" (4m x 4.3m)

UPVC double glazed window to the front elevation. Cast iron open grate fire place. Radiator.

Bedroom Two

13'0" x 13'0" (4m x 4m)

UPVC double glazed window to the front elevation. Cast iron open grate fire place. Fitted wardrobes consisting of one double, two singles, dressing table and six drawers. Telephone points. Radiator.

Bedroom Three

16'1" x 14'0" (4.9m x 4.3m)

UPVC double glazed window to the side elevation. Fitted wardrobes consisting of four doubles with storage over head and six drawers. Telephone point.

Bedroom Four

14'0" x 9'1" (4.3m x 2.8m)

UPVC double glazed window to the rear elevation. Fitted wardrobes consisting of two double and overhead storage. Radiator.

Bathroom

9'1" x 8'0" (2.8m x 2.4m)

UPVC double glazed window to the side elevation. Fitted with a four piece suite comprising of a large corner bath with handheld shower attachment, close coupled WC, pedestal wash hand basin and bidet. Electric shaver point. Radiator.

Outside

The property sits on plot of approximately 1/3rd of an acre and is accessed from the road via the wrought iron double gates which open to the extensive gravelled driveway which leads down the side of the property, past the outbuildings and garage and wraps round to the rear of the property providing more than ample off road parking for vehicles, caravans and motorhomes. Several scattered mature trees and shrubs with mature hedging making up the perimeters. External lighting.





The garden can be accessed through either a paved patio area at the rear of the property or the wrought iron pedestrian gate to the front of the property. The garden is predominately laid to lawn with a large patio area off the conservatory, which boasts a working well with an additional smaller paved patio area adjacent. Scattered mature trees and shrubs with the perimeters been made up of fencing and mature hedging. LPG gas tank.

Workshop's & Garage

To the side of the property is a range of brick-built outbuildings consisting of a garage and four workshop/stores/stables. As well as a large workshop to the rear of the property and coal store.

Workshop one (20'07" x 33'04") is located to the rear of the property and can be accessed via either the personal door or the large timber sliding door to the rear and benefits from lights and power points.

Store one (16'01" x 8'00") is located to the side of the property and can be accessed via the personal door.

Garage (16'00" x 16'00") is located to the side of the property and can be accessed via the up and over garage door. The garage also benefits from light and power.

Possible Office Space (8'05" x 8'04") is located to the side of the property and can be accessed via the personal door. This office benefits from lights and power points and a window.

Two additional stores measuring at 9'00" x 14'09" and 14'09" x 14'00" both accessed via a personal door and benefiting from a window.

Planning Permission

Please note the current owners have recently had outline planning permission granted to convert the outbuildings to the side of the property into a two bedroom residential dwelling or separate annex. Further information can be found on the East Lindsey District Council Planning Portal using the reference N/192/00095/24. Alternatively, please contact the office on 01507 603366 where more information can also be provided.

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 LPG gas fired central heating.

Local Authority

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

<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

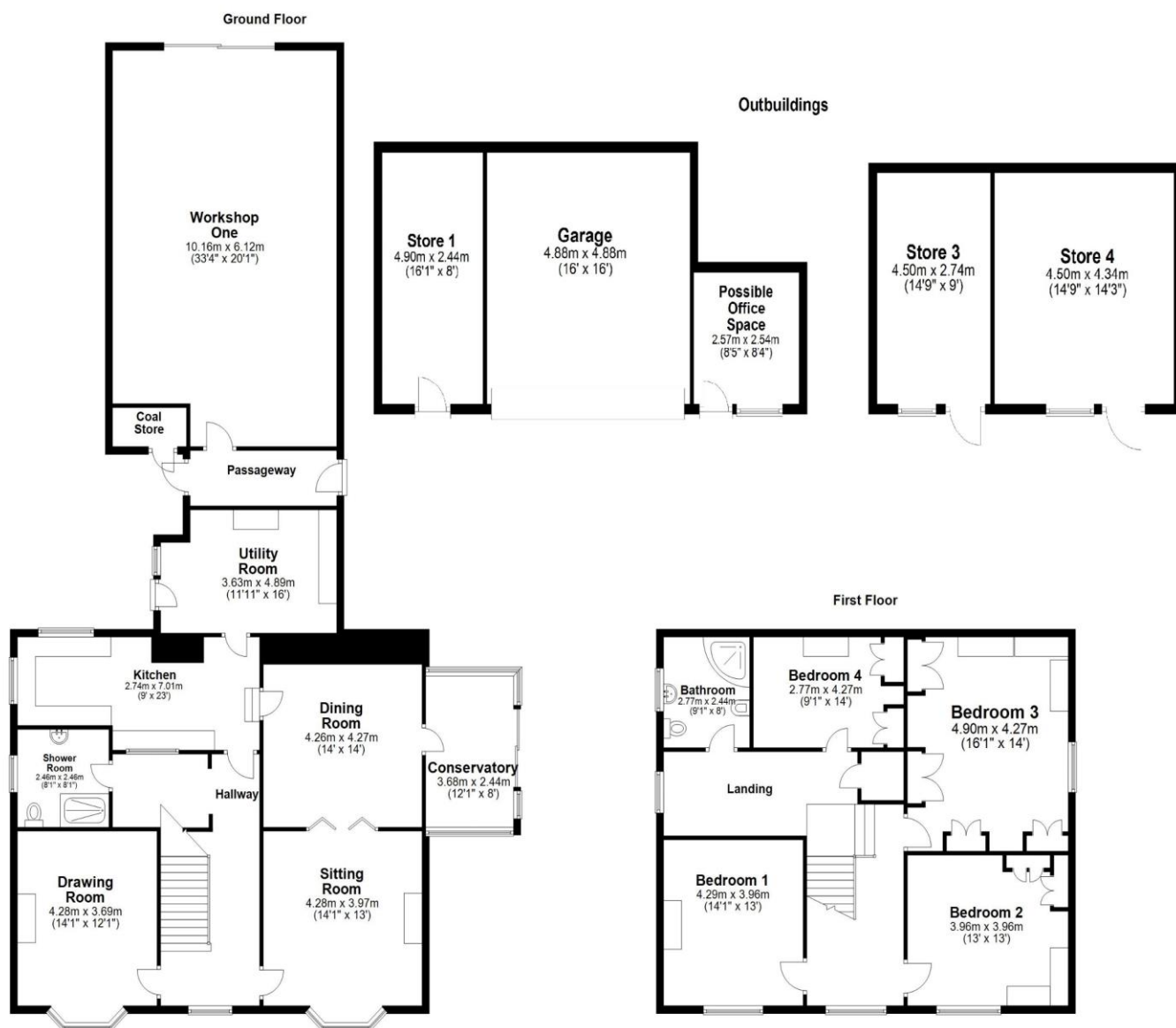
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