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Main Road, Gayton Le Marsh



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When it comes to  
property it must be

  
lovelle



£215,000



Nestled in a tranquil village setting, this four bedroom detached bungalow offers a rare opportunity for those seeking a project with exceptional potential. In need of renovation throughout, the property provides a blank canvas to create a bespoke family home or peaceful retreat. The bungalow enjoys views to the rear, offering a serene backdrop to your renovation vision. With ample space, a quiet location, and room to grow, this property is perfect for buyers looking to put their own stamp on a property.

### Key Features

- Renovation Project
- Quiet Village Location
- Detached Bungalow
- Four Bedrooms
- Kitchen Diner
- Lounge
- Wet Room En-Suite
- Ample Parking & Rear Garden
- Timber Garage & Stable Block
- Two Static Caravans
- EPC rating D
- Tenure: Freehold



## Lounge

16'8" x 11'4" (5.1m x 3.5m)

To the rear of the property is a uPVC entrance door which is accessed via a concrete ramp providing disabled access to the property. UPVC double glazed window over looking the gardens. Radiator. Door leading to a staircase which rises to the fully boarded loft space which benefits from light and power. Another door leading from the lounge to the inner hallway.

## Inner Hallway

Radiator. Doors leading to the kitchen diner, all four bedrooms and the "bathroom".

## Kitchen Diner

13'6" x 11'4" (4.1m x 3.5m)

UPVC double glazed window to the rear elevation and a hardwood side entrance door. The kitchen is fitted with a range of wall and base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with drainer. Electric cooker point. Plumbing for washing machine, dishwasher and tumble dryer. Tiling to splash areas. Wall mounted electric consumer units and solar panel controls. Radiator.

## Bedroom One

11'5" x 11'5" (3.5m x 3.5m)

UPVC double glazed window to the front. Radiator. Double doors leading to the en suite wet room. Radiator.

## Ensuite Wet Room

5'6" x 6'7" (1.7m x 2m)

Fitted with an electric shower, wall hung wash hand basin and close coupled WC with non slip flooring. Tiled walls. Heated towel rail and extractor fan.

## Bedroom Two

10'11" x 10'8" (3.3m x 3.3m)

UPVC double glazed window to the front. Built in double wardrobe with additional over head storage. Radiator.

## Bedroom Three

7'9" x 8'3" (2.4m x 2.5m)

UPVC double glazed window to the front. Radiator.

## Bedroom Four

7'9" x 8'3" (2.4m x 2.5m)

UPVC double glazed window to the front. Radiator.

## Bathroom

5'6" x 8'3" (1.7m x 2.5m)

UPVC double glazed window to the rear elevation. The bathroom currently consists of a close coupled WC and pedestal wash hand basin. Please note there is currently no bath or shower installed however the plumbing is in place.

## Outside

To the front of the property are two driveways to either side providing ample off road parking with a lawned area separating the two. Timber garage/workshop accessed via the double stables doors to the front.

The rear garden can be accessed via one of the two gates to either side of the property. The garden is predominately laid to lawn with a concrete patio area and footpath running to the perimeter of the property and boasts field views to the rear. Scattered shrubs and trees with a combination of hedging and fencing making up the perimeters. External oil fired central heating boiler and oil storage tank.

There is also a timber stable block with tack room and feed room as well as two static caravans.

## 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 C.

<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.

## EPC

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

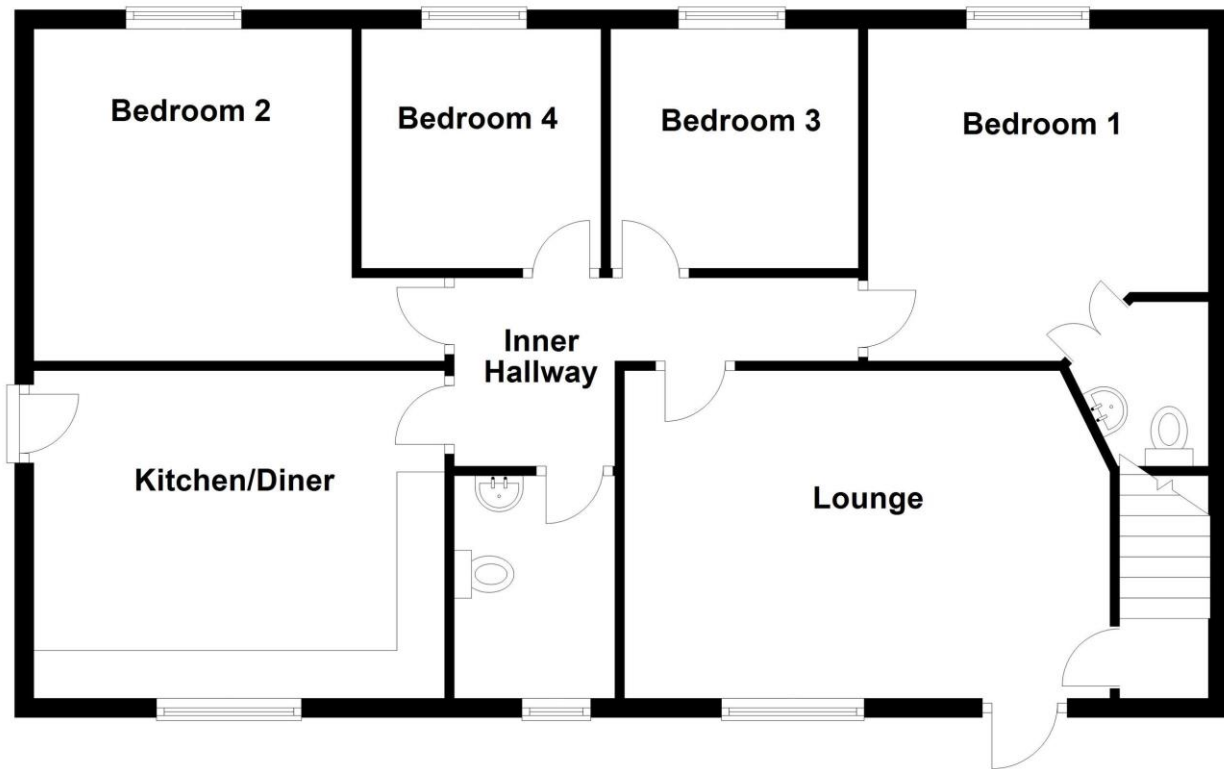
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## Ground Floor



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