

Buy. Sell. Rent. Let.



Church Lane, Huttoft



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When it comes to  
property it must be

  
lovelle



£250,000



Lovelles are pleased to present this TWO bed Detached bungalow occupying a corner position in the village of Huttoft. The property comprises of Entrance Porch, Hallway, Open Plan Living, Dining Kitchen, Utility, TWO Bedrooms and Bathroom. With Gardens to Front, Side and Rear, Garage and Driveway.

### Key Features

- Detached Bungalow
- TWO Bedrooms
- Open Plan Living, Dining Kitchen
- Utility Room
- Garage and Driveway
- Rear Garden
- EPC rating E
- Tenure: Freehold







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### Entrance Porch

3.03m x 1.83m (9'11" x 6'0")

With Upvc front door to side elevation with upvc windows to the front and side, radiator and inner door to;

### Inner Hall

1.88m x 3.69m (6'2" x 12'1")

Spacious Hallway with a fitted cupboards, radiator, ceiling light and doors to all rooms.

### Open Plan Living, Dining and Kitchen

6.31m x 4.12m (20'8" x 13'6")

Upvc windows to rear elevation and sliding doors to the front elevation, tv aerial, two radiators, feature fireplace with multi-fuel burner and space for dining table.

### Kitchen Area

Window to rear elevation, A Recently fitted shaker style kitchen fitted with a range of base, wall and drawer units with worktop over, induction hob, built in cooker, built in microwave, one and half bowl ceramic sink with drainer, power points, radiator, space for fridge freezer and door leading out into;

### Utility Room

1.86m x 3.74m (6'1" x 12'4")

Upvc windows to side and rear elevation, upvc door leading out into rear garden, radiator, fitted base units and plumbing for washing machine.

### Bedroom One

2.84m x 3.9m (9'4" x 12'10")

Upvc window to front elevation, double bedroom, power points and radiator.

### Bedroom Two

3.64m x 2.82m (11'11" x 9'4")

Upvc window to rear elevation, double bedroom, power points, radiator and loft hatch.

### Family Bathroom

2.32m x 1.78m (7'7" x 5'10")

Upvc obscure window to side elevation, three piece suite comprising of bath with shower over with glass screen, WC, pedestal wash hand basin, fully tiled walls and towel radiator.

### Rear Garden

The rear garden is low maintenance laid to ornamental gravelled areas and has a gates either side leading to the front of the property. To the side of the property is a private garden area which is laid to lawn and gives access to the front via a gate.



## Garage

Attached single garage with up and over door, light and power.

## Store Room

1.48m x 2.41m (4'11" x 7'11")

Door leading to the rear garden and plumbing for a washing machine.

## Front

The front of the property has gated access and has hedging to all perimeters making it private. The front is low maintenance with ornamental gravelled and paved areas and has a pathway leading to the side. To the side is a driveway with space to park several vehicles.

## Location

The village of Huttoft which is located a few miles in from the coast. The village has amenities including petrol station, village store, pub and primary school. Huttoft is located on the A52 six miles from the coastal resort of Mablethorpe and 11 miles to the coastal town of Skegness.

## Services

The property has LPG central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. The property is placed in Tax band B Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Directions

From our office on Victoria Road, Head south-east on Victoria Road/A52 towards The Boulevard and continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52, Continue to follow A52 for 3.8 miles. Turn right onto Church Lane and follow the road round number 28 is identified on the right hand side.

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

## 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 the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website 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 the new Money Laundering Legislation.

### Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . 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.

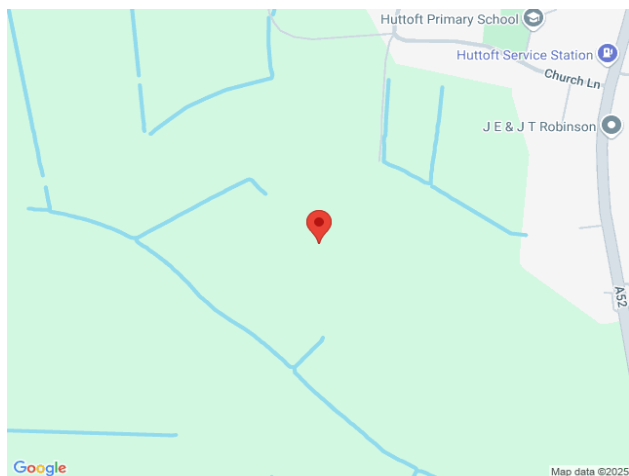
### Energy Performance Certificate

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.

### Mortgage Advice

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





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