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School Lane , Aby



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When it comes to
property it must be


lovelle



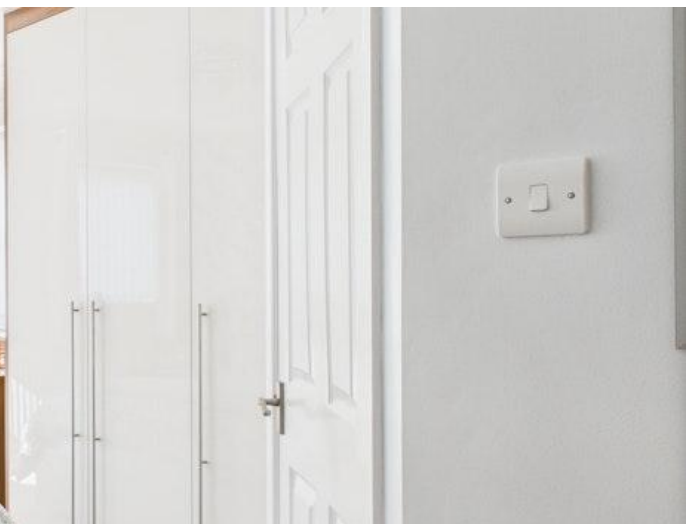
Offers over £380,000



What an absolute pleasure to bring to market this THREE bed DETACHED bungalow situated in a quaint and pleasant village in Aby. With a generous well maintained private rear garden, driveway and garage. If you Love the quiet life surrounded by nature then this is for you!! This property is not to be missed early viewing is advised.

Key Features

- Detached Bungalow
- Bedroom with En Suite and Dressing Area
- Two Further Bedrooms
- Three Reception Rooms
- Bathroom
- Private Rear Garden
- EPC rating D
- Tenure: Freehold





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Hall

3.63m x 1.93m (11'11" x 6'4")

Entered via a Upvc door with frosted window panels to either side, radiator, karndean flooring, power points, telephone point and thermostat control. Built in airing cupboard housing the hot water cylinder and immersion heater.

Lounge

4.88m x 3.46m (16'0" x 11'5")

Bow window to front elevation, wood burner set in tiled feature fireplace with surround, power points, radiator, tv point and archway leading into;

Dining Area

2.79m x 2.59m (9'2" x 8'6")

Radiator, power points and bifold doors lead out to;

Conservatory

2.94m x 4.18m (9'7" x 13'8")

Windows to rear and side elevations, polycarbonate roof, radiator, power points, tv point, karndean flooring, and double opening 'French' doors leading out to the patio.

Kitchen Diner

3.39m x 5.23m (11'1" x 17'2")

Window to rear elevation, fitted with a range of base, wall and drawer units with work top over, integrated dishwasher and freezer, leisure range cooker with extractor hood over, one and half bowl sink with drainer, tiled splashbacks, wall display unit radiator, power points, karndean flooring, tv point and stable door leading into the conservatory. Space for dining table.

Bedroom One

3.32m x 4.86m (10'11" x 15'11")

Dual aspect windows to side and rear elevation, double bedroom, fitted wardrobes and dresser, radiator and power points. Door into;

En Suite

1.58m x 1.97m (5'2" x 6'6")

Obscure window to rear elevation, a three piece suite comprising of corner shower cubicle with electric shower, WC, wash hand basin, heated towel rail, extractor fan and fully tiled walls.

Dressing Area

Power points, radiator, control panel for thermostat and access to the loft which is part boarded with ladder and light.

Bedroom Two

3.11m x 3.3m (10'2" x 10'10")

Window to front elevation, double bedroom, fitted wardrobes with sliding doors, radiator and power points.

Bedroom Three

3.08m x 3.6m (10'1" x 11'10")

Window to front elevation, double bedroom, radiator, power points and tv point.

Shower Room and Utility

2.98m x 2.63m (9'10" x 8'7")

Obscure window to rear elevation, three piece suite comprising of shower cubicle with electric shower ,WC and vanity wash hand basin, heated towel rail , karndean flooring, extractor fan and partly tiled walls. This room is also used as a utility space with fitted cupboards with worktop over,one bowl sink unit with drainer, space and plumbing for washine machine and tumble dryer. Door leads out to the rear garden.

Rear Garden

A gardeners dream! To the rear you will find a fully enclosed private rear garden. There are two patio areas, a well maintained generous lawned garden which features a variety of mature trees, shrubs, and a variety of flower borders. Included in the sale is a summerhouse and a large garden shed which both have power and lighting and a greenhouse. There is also a well maintained vegetable patch. There is a storage area to the side of the property to house the bins.

Front

Spacious gravelled driveway to the front allowing several vehicles to park.To each side of the property there is access to the rear garden via side gates.

Garage

4.18m x 3.04m (13'8" x 10'0")

With up and over door, power and lighting. The oil fired central heating boiler is housed here. There is also access to the part boarded loft.

Location

Aby is a lovely village in the Lincolnshire Wolds, nearby to the market towns of Louth and Alford and has easy access to the beaches of the East Coast. Alford is a picturesque market town situated on the edge of the Lincolnshire Wolds which is an Area of Outstanding Natural Beauty. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. There is also a traditional Tuesday/Friday market and a range of local shops.

Directions

From our Mablethorpe office Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto Knowle Street , Turn right onto Seacroft Road, Turn left onto High St/A1104, Continue to follow A1104 for 3.6 miles. Turn right onto Beesby Rd/A157, Continue to follow A157 for 3.0 miles, Turn left onto B1373, Turn right stay on the road for 2.6 miles. Turn left onto School Lane, Slight left to stay on School Lane. The property can be found on the right hand side.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band C .EPC RATING D. 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

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.

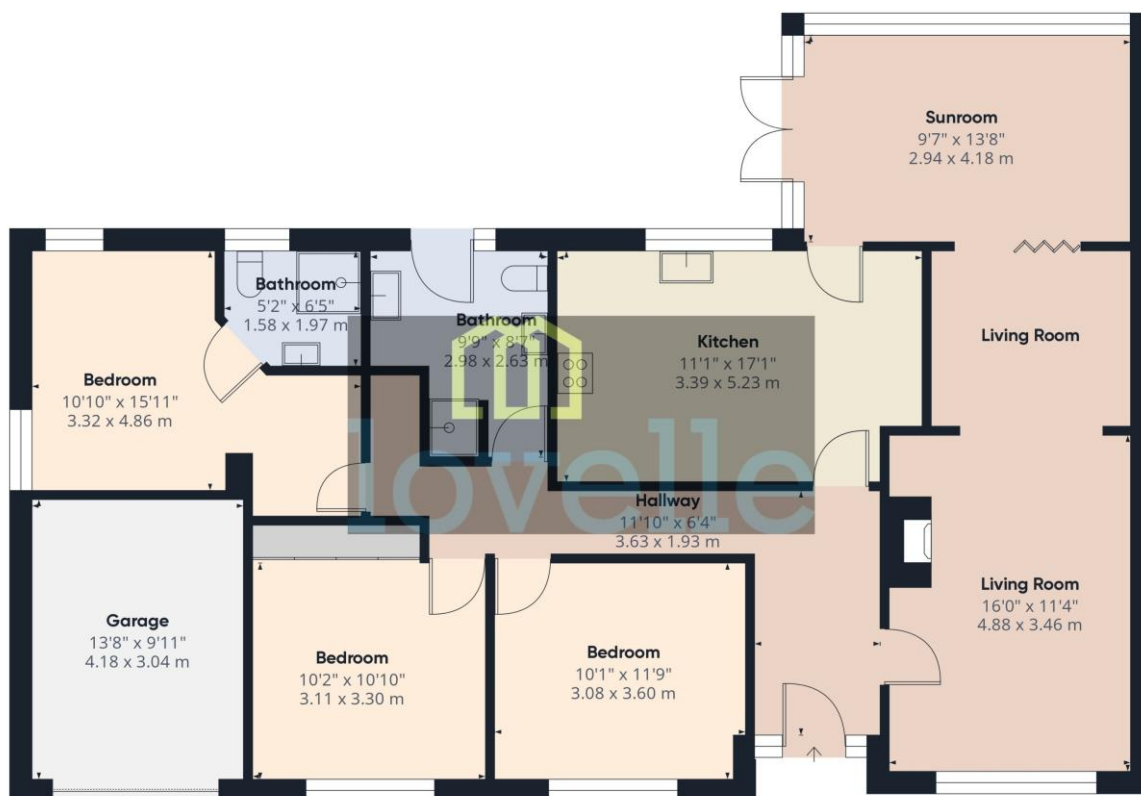
Energy Performance Certificate

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.





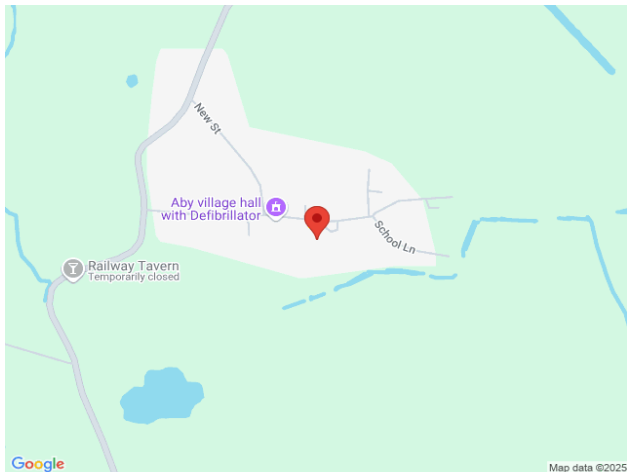
Approximate total area¹⁾

1387.46 ft²
128.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.



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01507 478297

Mablethorpe@Lovelle.co.uk

