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Station Road, Theddlethorpe



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When it comes to
property it must be


lovelle



Offers in excess of £400,000



Lovelles are pleased to bring this THREE/FOUR Bed, TWO bathroom DETACHED House with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe. ****With NO UPWARD CHAIN**** Don't Miss Out Arrange Your Viewing TODAY To See The Potential This Property Has To Offer!**

Key Features

- Detached Character Property
- Dining Kitchen
- Set on a Sizable Plot Ideal Small Holding
- Lounge
- Detached Outbuildings
- Ground Floor Shower Room
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring this THREE/Four Bed, TWO Bathroom DETACHED House with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe. The property comprises of Hall, Kitchen/ Diner, Lounge, utility Room THREE/FOUR Bedrooms ,TWO bathrooms, With expansive Gardens, Driveway allowing several vehicles to park and Garage, Chicken and goose coops with fencing, pizza oven and brick BBQ patio, potential to also add further caravans to make a CL Site.

Entrance Conservatory

1.92m x 2.96m (6'4" x 9'8")

To the rear of the property entering via a side Upvc door into the entrance conservatory, having a tiled floor, doors leading to WC, and a store room, further door leading into the Kitchen/diner.

Open Plan Kitchen Diner

3.19m x 6.97m (10'6" x 22'11")

Being a very light and airy room with dual aspect windows to either side elevation, plus windows looking onto the back patio, the kitchen comprises of fitted wall and base units with complimentary work surface over, one and half bowl inset sink with mixer tap over, tiled splash backs, range oil style cooker included within the sale,(LPG bottles fitted outside to the side of the property, ceiling spot lights, tiled flooring open to the dining area.

Walk in Pantry

2.06m x 2.01m (6'10" x 6'7")

Who doesn't want this! everything hidden behind a door. Comprising of shelving units, also having the oil fired central heating boiler, water softener, space and plumbing for washing machine and tumble dryer and upright fridge freezer, ceiling light, tiled floor.

Inner Hall

2.1m x 2.7m (6'11" x 8'11")

Giving access to ground floor rooms, stairs to First floor, under stairs storage cupboard with light and door.

Lounge

3.82m x 3.42m (12'6" x 11'2")

Having a Upvc window to the front and side elevations, feature built 5kw log burner with tiled hearth, radiator, TV point, electric sockets, telephone socket, laminate effect flooring, ceiling light.

Reception Room/Bed Four

3.86m x 3.47m (12'8" x 11'5")

Having windows to the front and side elevation, radiator, ceiling light, tv point, telephone and broadband sockets, and electric sockets.

Ground Floor Shower Room

2.11m x 1.87m (6'11" x 6'1")

Having a window to the side elevation, shower cubical with "Triton" electric shower, low flush lowered WC, vanity wash hand basin, ceiling light and extractor fan.

Landing

Coming from stair from the ground floor, there is a loft hatch access point to a boarded space, inside TV aerial, doors leading to bedrooms and bathroom, feature window overlooking the rear gardens.

Bedroom One

3.19m x 3.43m (10'6" x 11'4")

With Upvc window to the front elevation with open field views, original feature fire (capped off) with tiled hearth, radiator, tv point and ceiling light.

Bedroom Two

3.2m x 3.49m (10'6" x 11'6")

Great size double bedroom with Upvc window to the front elevation with open field views, original cast iron fire with tiled hearth (capped off), ceiling light and electric sockets.

Bedroom Three

2.79m x 3.17m (9'2" x 10'5")

With views to the rear elevation of the garden and green fields as far as the eye can see, this lovely sized double bedroom has electric sockets, ceiling light, tv point and built in wardrobes.

Bathroom

2.76m x 2.05m (9'1" x 6'8")

Comprising of a power shower with mains fed monsoon shower head, WC, vanity wash hand basin, built in airing cupboard housing the water tank and shelving for towel/bedding.

Garage and Out Buildings

The DOUBLE garage has electric remote roller door access, with 4kw solar panels on the roof, with inverter in the garage. A workshop located to the rear, windows to either side elevations, with eves storage. to the rear of the garage are further storage outbuilding with electric connected two private opening garage doors, this was also used as a sheep barn and sheep door is still there.

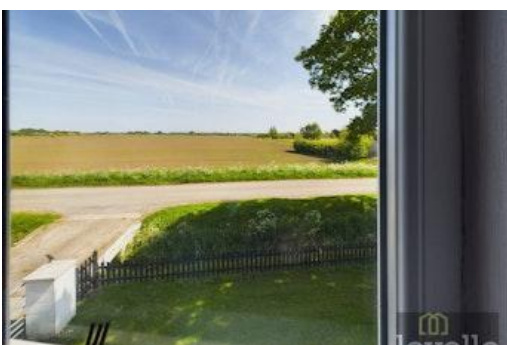
Land to Rear Of Property

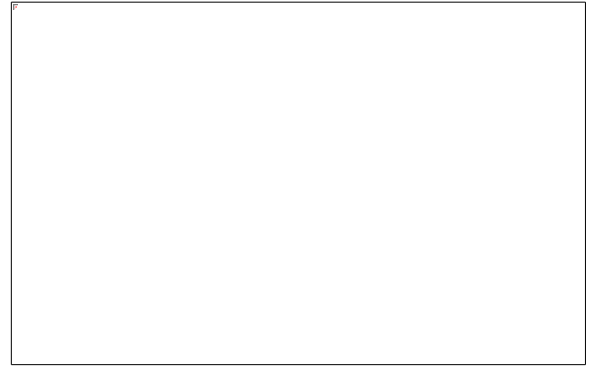
If you have ever dreamed of having your own small holding then this is the garden for you. Set in over an acre of land. There is a concrete patio seating area with built-in BBQ, and pizza oven, this then leads to a lawned garden area with mature hedge border, this then leads to a gravelled standing area for either a touring caravan, green house whatever you would like, this then wraps around to a fenced area where there is a chicken and geese coop located with their own houses and run. Then follow around to a further full lawned area with mature planted fruit trees. There is a static caravan which is connected to the mains electric and water with its own electric box, and has wire fencing and gates to the perimeter with further development this could be also a CL site for upto 5 Caravans with own connections.

Gardens to Front

To the front of the property is a full lawned garden area with a concrete driveway, should you wish to use all of the front for parking you would be able to get at least 10 normal size vehicles on the plot. There are mature planted trees, timber fence to the front boundaries and has a quaint bridge to give access to the driveway from the road over a small dyke.

Location





Theddlethorpe is a small village benefiting from its own primary school and thatched public house and is situated just 3 miles from the coastal resort of Mablethorpe, where you will find a range of shops and amenities including banks, a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Directions

From our office Take A1104, A1031 and Mill Rd to Station Rd for 4.7 miles. Turn right onto Station Road and the property can be found on the left hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this.

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. 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.

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.

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.

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.

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.



Floor 0



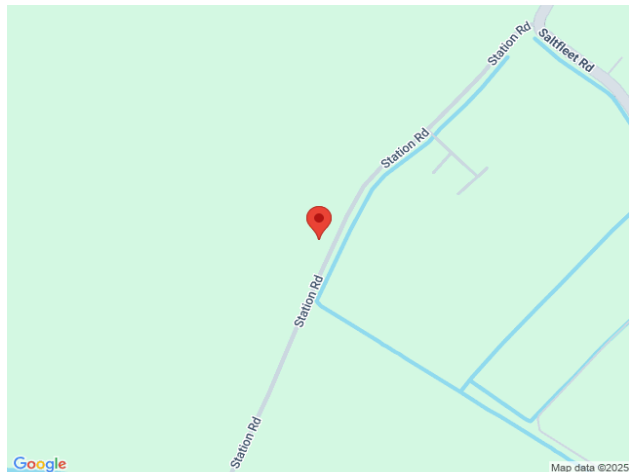
Floor 1

Approximate total area⁽¹⁾
107.74 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.

GIRAFFE360



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