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18 Meakers Way, Huttoft, LN13 9TR



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£299,950

When it comes to
property it must be


lovelle



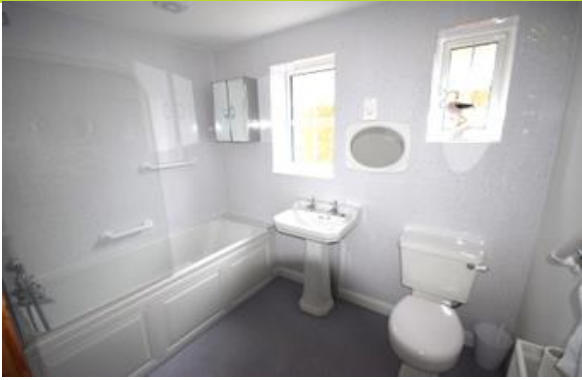
£299,950



Key Features

- Three/Four Bedrooms
- Detached Bungalow
- Conservatory
- Integral Garage
- Lounge and Dining Room
- EPC rating D
- Tenure: Freehold





Don't miss out, great sized bungalow in pleasant cul-de-sac location with conservatory, garage and workshop! Well presented with accommodation comprises; entrance hallway, dining room, lounge, three bedrooms, fitted bathroom (2021), kitchen and conservatory with oil central heating, UPVC double glazing, driveway for several cars, integrated garage. The rear garden is landscaped in a low maintenance style with plants and shrubs and useful, large workshop and shed.

Hall

With ramped entrance to an opaque UPVC entrance door and side screen, electric fuses, radiator, tiled floor leading through, access to roof space, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater, central heating temperature control, door to;

Lounge

4.27m x 3.66m (14ft x 12ft)

With UPVC window to the front aspect with nice outlook, radiator, tiled floor, fireplace surround with marble back and base, electric fire, glazed double doors to the;

Dining Room/Bedroom Four

3.56m x 2.57m (11.7ft x 8.4ft)

With UPVC window to the front aspect with pleasant outlook, radiator, tiled flooring.

Kitchen

Attractively re-fitted in 2017 with a range of white high gloss base and wall cupboards, roll edge worksurfaces with lovely tiled splashbacks with hand painted feature tiles, inset ceramic hob with glass and stainless steel chimney cooker hood above, built in double oven and grill, space for fridge, space for washing machine, inset 1 1/4 bowl ceramic sink unit with mixer hose tap, radiator, wood style tiled floor and UPVC window overlooking and double glazed door to the;

Conservatory

4.2m x 3.12m (13.8ft x 10.2ft)

Being Edwardian style with vaulted opaque UPVC framed polycarbonate roof with tie bar, radiator, low brick wall UPVC windows with lovely views of the garden, tiled floor, UPVC double doors to the garden, light and power, telephone point.

Bedroom One

3.96m x 3.28m (13ft x 10.8ft)

With UPVC window to the rear elevation, radiator, porcelain tiled floor.

Bedroom Two

2.8m x 2.77m (9.2ft x 9.1ft)

With UPVC window to the side aspect, radiator.

Bedroom Three

2.87m x 2.41m (9.4ft x 7.9ft)

With UPVC window to the side aspect, radiator.

Bathroom

2.6m x 1.83m (8.5ft x 6ft)

With flush flooring and sparkle washable mermaid boarded walls, Wc, pedestal wash hand basin, two UPVC windows, radiator, extractor. Agents note that this room has two windows and it is possible to be divided.

Outside

To the front is a lawned garden, shrub border and a gated drive leads to a wide concrete drive (approx 10') with garden border, light and a further set of gates leads to a rear space and the garage.

Integral Garage

4.98m x 3m (16.3ft x 9.8ft)

With Breeze block interior (not single skin) up and over vehicle door, light and power, oil central heating boiler, rear UPVC window and door to the garden. A path with wrought iron gates leads to the enclosed rear garden with a large paved sitting area, cold water tap, exterior lighting and being enclosed for a pet by fencing and raised beds

Workshop

4.22m x 3.56m (13.8ft x 11.7ft)

Of timber construction with light and power, single glazed windows. The remainder of the garden is also set out for lower maintenance with a paved sitting area, shrubbery, oil tank, gravelled borders and paved paths.

Shed

1.83m x 1.22m (6ft x 4ft)

With storage area to the rear.

Aviary/Further Shed

1.2m x 2.4m (4ft x 8ft)

Services

The property has oil central heating, mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Situated in a pleasant cul-de-sac in 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.

Directions

From Skegness take the A52 north (Roman Bank). Go past Butlins, continue through the villages of Hogsthorpe and Mumby. On entering the village of Huttoft, Meakers Way is a turning on the left and the property will be found on the right hand side marked by our for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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 <https://www.lovelle.co.uk/privacy-policy/> 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. 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.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 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.

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



GROUND FLOOR



When it comes to **property**
it must be


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