

Buy. Sell. Rent. Let.



The White Bungalow, Huttoft, Alford, LN13 9RF



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£220,000

When it comes to
property it must be


lovelle



£220,000



- Key Features**
- NO ONWARD CHAIN
 - Beautiful Open Views
 - UPVC Double Glazed Windows and Doors
 - Attractive Garden and Gravelled Driveway
 - Newly Installed LPG Gas Fired Central Heating
 - EPC rating E
 - Tenure: Freehold





Upgraded and renovated throughout, this standard construction bungalow has been attractively clad with timber, has open field views and is available with NO ONWARD CHAIN! Situated towards the edge of the village this lovely two double bedroom detached bungalow offers well presented accommodation in great position, with bus stop outside the bungalow on the main bus route along the coast (Skegness to Mablethorpe) and the village also benefits from a good sized general store and petrol station, pub/restaurant, primary school and even a donkey sanctuary. The current owner has done lots of upgrades to the property including fitting a new LPG central heating boiler and radiators, plastering walls and decoration in neutral colours throughout, fitting oak effect laminate flooring, fitting attractive Sage coloured kitchen cupboards with high quality granite worksurfaces, re-fitted modern shower room and cladding to the property externally. The bungalow enjoys a good size frontage with established trees and plants, seating area and double gates open to gravelled driveway. To the rear is a gravelled seating area and the owner is currently purchasing extra land to extend the garden by 10m x 3.3m. The gardens enjoy a wonderful open view across pasture land and faces east toward the sea (less than 3 miles away). Huttoft is a pleasant village located on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty and 7 and 10 miles respectively from the coastal towns of Mablethorpe and Skegness whose wonderful golden sandy beaches stretch along this coastline. From the bungalow the nearest beaches are Anderby Creek, Moggs Eye and Huttoft Beach (all within 3 miles) and include quaint cafes, car parks, footpaths, 'cloud bars', viewing terraces and wonderful open beaches. This is a fantastic area for anyone interested in nature with farmland all around, plus nature reserves (Sandilands Pit Nature Reserve, Huttoft Bank Pit, Gibraltar Point, Hoplands Wood to name a few nearby) and great places to walk with lots of footpaths nearby and of course the beach!

Sun Room

2.67m x 2.87m (8'10" x 9'5")

Entered via UPVC French Doors of brick and UPVC double glazed construction with a solid roof to increase thermal efficiency, laminate flooring, fitted vertical blinds, door to;

Kitchen

2.24m x 3.40m (7'4" x 11'2")

Fitted with a range of sage coloured wall and base units with glazed displays, black granite worksurface incorporating an inset square stainless steel sink with mixer tap, integrated induction hob, integrated stoves electric oven, space and plumbing for washing machine, radiator with cover, UPVC double glazed window to the rear aspect, laminate flooring, cupboard housing modern consumer unit, door to;

Inner Hall

With storage cupboard housing the LP gas fired central heating boiler (new 2023), laminate flooring, doors to;

Lounge

3.25m x 3.78m (10'8" x 12'5")

With UPVC double glazed window overlooking the front garden with vertical blinds, TV point, attractive 'dresser' style built in cupboard, laminate flooring.

Bedroom One

3.15m x 3.20m (10'4" x 10'6")

With UPVC double glazed window to front aspect, radiator, with vertical blinds and laminate flooring.

Bedroom Two

2.49m x 3.30m (8'2" x 10'10")

UPVC double glazed window to rear aspect, radiator, with roller blind and laminate flooring.

Shower Room

1.85m x 2.21m (6'1" x 7'4")

(maximum dimensions) Equipped with a corner shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, radiator, UPVC double glazed window to the rear aspect, laminate flooring.

Outside

The garden is attractively laid out with close boarded fencing to the front having double wooden gates set back from the road and opening onto the gravelled drive and parking area with a raised decorative bed and split level paved seating, a gravelled path to the front of the bungalow and lawned garden with inset tree and further trees and further close boarded fencing to the side of the property leading to the gravelled patio area with a low close boarded fencing and overlooking farmland to the rear. The Vendor is currently purchasing additional land to the rear of the property measuring approx 10m x 3m. Please note 3 of the trees have TPOs.

Services

The property has mains electricity, water and drainage are connected to the property. Heating is via an LP gas fired central heating boiler to radiators. There are three trees covered by TPOs on the property. 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 the small coastal village of Huttoft which benefits from a good sized general store and petrol station, pub/restaurant, primary school and even a donkey sanctuary.

Directions

From Skegness take the A52 north going through Ingoldmells, Hogsthorpe and Mumby. On entering the village of Huttoft 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.

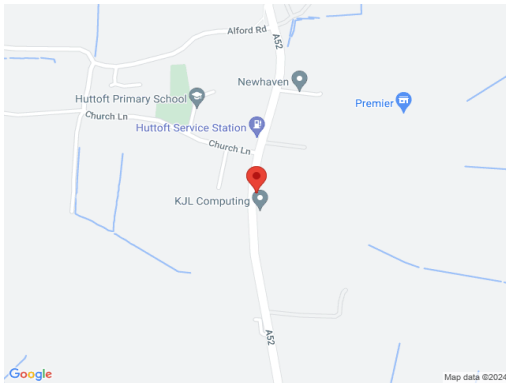
Agents Notes

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 approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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