

Buy. Sell. Rent. Let.



The Sidings, Station Road, Firsby, PE23 5PX



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2

£240,000

When it comes to  
property it must be

  
lovelle



£240,000



### Key Features

- Detached Bungalow
- Three Double Bedrooms
- Lounge and Dining Room
- Driveway and Garage
- En-Suite and Family Bath Room
- No Immediate Neighbour to One Side
- EPC rating D
- Tenure: Freehold





A light and spacious detached bungalow in a pleasant semi-rural village location. This three double bedroom detached bungalow occupies a good size plot and benefits from a garage and ample off road parking. Having accommodation comprising: UPVC entrance porch, lounge, dining room, breakfast kitchen, inner hall, master bedroom with en-suite, two further double bedrooms and bath room. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden including a hot tub. The property benefits from air source heat pump and solar panels (owner owned). Great position with no immediate owners to one side.

### Porch

Of brick and UPVC construction, with part glazed UPVC front entrance door leading to the;

### Hall

Having tiled floor and door to the:

### Lounge

3.18m x 3.94m (10'5" x 12'11")

Having sealed unit double glazed uPVC window to front elevation, radiator, wood effect vinyl flooring television aerial connection point and fireplace with marble back & hearth and wooden surround. Open archway through to the:

### Dining Area

1.88m x 3.43m (6'2" x 11'4")

Having radiator, continuation of wood effect vinyl flooring, door to inner hall and further archway through to the:

### Breakfast Kitchen

3.20m x 5.36m (10'6" x 17'7")

Having sealed unit double glazed uPVC window to front elevation, part glazed uPVC door to side elevation, radiator, telephone connection point and wood effect vinyl flooring. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboards & drawers under, cupboards & glazed display unit over. Further work surface with inset LPG hob, integrated electric oven and cupboards under, space for upright fridge/freezer to one side and further work surface forming breakfast bar with cupboards under.

### Inner Hall

With doors to;

### Master Bedroom

3.40m x 3.56m (11'2" x 11'8")

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and radiator, door to;

### En-Suite

Having inset ceiling spotlights, tiled floor and tiled walls. Fitted with a suite comprising: shower cubicle with electric shower fitting, close coupled WC and pedestal wash hand basin.

## Bedroom Two

3.43m x 4.67m (11'4" x 15'4")

Having sealed unit double glazed uPVC French doors to rear elevation, fitted wardrobes, coved ceiling, radiator and telephone connection point.

## Bedroom Three

3.02m x 3.40m (9'11" x 11'2")

Having sealed unit double glazed uPVC window to side elevation and radiator.

## Bathroom

2.44m x 3.05m (8'0" x 10'0")

Having sealed unit double glazed UPVC window to side elevation, radiator, waterproof boarding to walls, vinyl flooring and built-in cupboard. Fitted with a suite comprising: bath with electric shower fitting over, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.

## Exterior

To the front of the property there is a shaped lawn enclosed by hedging with a gravelled driveway providing off-road parking. The gravelled driveway extends down the side of the property to the:

## Garage

2.74m x 5.31m (9'0" x 17'5")

Having up-and-over door, light and power.

## Rear Garden

A good sized rear garden, being enclosed by hedging & fencing, laid to lawn with borders and having paved patio area, garden shed and summerhouse. There is also a second summer house which houses a two person hot tub that is included in the sale.

## NB

Please note the access is shared with the neighbouring property.

## Services

Heating is via Air Source Heat pump, mains water and electric, private drains. Private owned solar panels. 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. NB Please note the red hatched area in the title plan is not included in the sale.

## Location

Located in a small village, the property is located a short drive from the market towns of Wainfleet All Saints and Spilsby which both have local amenities including small supermarkets and an array of other shops.





## Directions

From Skegness, take Burgh Road A158 out of town. Follow the burgh bypass to Gunby Roundabout. At the roundabout take the exit labelled for Lincoln. Then take the first left just before the layby. Follow Gunby Lane for approximately 2.3 miles and then once you get to the end turn right onto the B1195. On entering the village the bungalow can be found on the right hand side.

## 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.

## 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 01754 769769 to arrange an appointment.

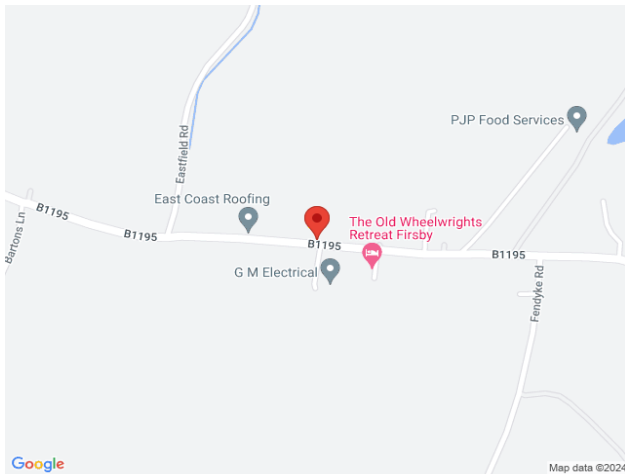
## Energy Performance Certificate

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



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



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