



Advent Court, Ulceby

Offers over £220,000



  
lovelle







## Key Features

- Total Floor Area:- 80 Square Metres
- Detached Bungalow
- Recently Renovated / Move In Condition
- Immaculately Presented Throughout
- Modern Kitchen
- Spacious Conservatory
- Light and Airy Lounge
- Two Bedrooms & Family Bathroom
- Off Street Parking / Driveway
- Fully Enclosed Rear Garden / Summer House
- EPC rating D









## DESCRIPTION

This superb detached bungalow has been lovingly upgraded by the current owner, offering tastefully styled accommodation, presented to an impeccable standard. Prepare to be impressed with this stylish bungalow...

As you drive up, there is a minimalistic gravel garden emphasizing the stature of this bungalow. A block paved driveway provides ample off street parking and access to the rear garden. A contemporary composite front entrance door opens, inviting you to view the well appointed accommodation. As you make your way through this home, you are greeted by two double bedrooms, family bathroom, lounge, and a fabulous modern kitchen adjacent to the conservatory. French doors bridge these two rooms together creating a fabulous space for those who love to entertain or simply pause and enjoy the views of the cosy rear garden.

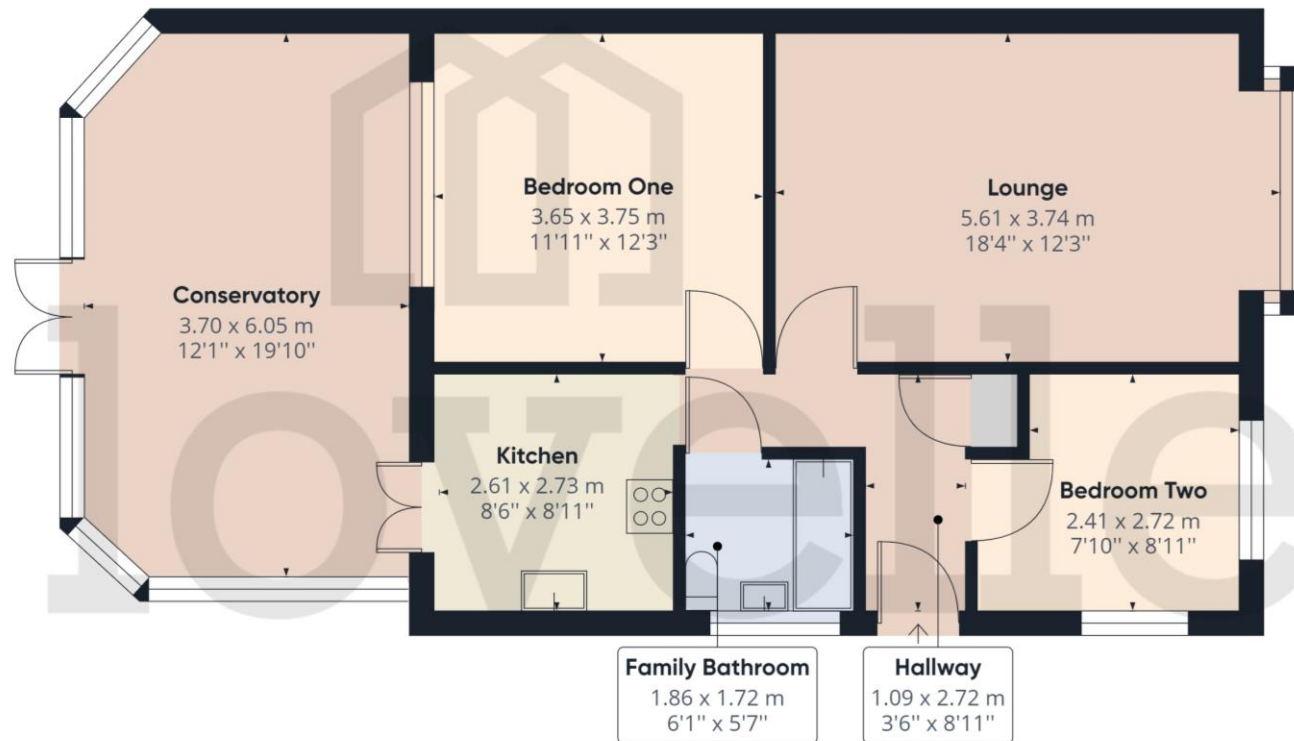
Outside there is a lovingly tended garden, adorned with mature shrubbery, and colourful plantings with a stone paved patio, perfect for a table and chairs where you can sit and admire this lovely garden. To finish off this immaculate bungalow, there is a timber constructed summer house, perfect to use for outdoor entertaining or to escape the daily routine of life. Viewing is a pure delight!!

## LOCATION

The village of Ulceby is well positioned for commuting to the employment areas and towns of the region. Ulceby is a popular village having a Co-operative supermarket with Post Office, two Public Houses, takeaway, Indian takeaway, modern community hall, vets, unisex hairdressers, tea rooms, playing field, St Nicholas Church, and Primary school. A bus service operates to nearby towns, where comprehensive facilities and amenities can be found.



## FLOORPLAN





## Advent Court, Ulceby

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. 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.

### 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 01652636587 to arrange an appointment.

### AGENTS NOTE

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 representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### 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 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. 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.

**ENTRANCE**

Entered through the side of the property via a composite door into an "L" shaped hallway. Doors to all principal rooms and an airing cupboard housing a Baxi combi boiler.

**LOUNGE** 3.7m x 5.1m

A walk in bay window to the front elevation floods this room with light.

**KITCHEN** 2.5m x 2.7m

Range of wall and base units in a matte cream finish with contrasting work surfaces, finished off with decorative splash back tiling. Black composite sink and drainer with a mixer tap. Inset dual electric oven, with halogen hob and extraction canopy over. Built in fridge freezer and plumbing for washing machine. French doors opening into the spacious conservatory.

**CONSERVATORY** 6.1m x 3.9m

Constructed on a low rise brick wall with an insulated roof. French doors leading into the enclosed rear garden.

**BATHROOM** 1.8m x 1.7m

Three piece white suite incorporating a "P" shaped bath tub with electric shower over, push button WC and hand wash basin incorporated into a vanity unit, tiles to the wet areas. Window to the side elevation.

**BEDROOM ONE** 3.6m x 3.7m

Window to the rear elevation overlooking the conservatory.

**BEDROOM TWO** 2.9m x 2.7m

Dual aspect with windows to front and side elevations.



## **OUTSIDE THE PROPERTY**

### **FRONT ELEVATION**

Low maintenance garden predominantly laid to gravel. Block paved driveway to the side of the property providing ample parking for multiple vehicles.

### **REAR ELEVATION**

An enclosed cosy rear garden, predominantly laid with artificial grass. A fabulous patio area and the summer house provide excellent spaces for outdoor entertaining. Two timber constructed garden sheds and ornamental borders with mature plants and shrubbery finish off this stylish bungalow.

