



Cherry Lane, Wootton, North Lincolnshire

£235,000

 4  2  2


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Key Features

- ****NO CHAIN****
- Total Floor Area:- 118 Square Metres
- Kitchen Diner
- Lounge
- Utility Room
- Four Bedrooms
- Bathroom & Shower Room
- Store Room
- Built in garage & Driveway
- Rear Garden
- EPC rating C





DESCRIPTION

Oozing kerb appeal and character... Set in the desirable village of Wootton is this fabulous semi detached family home.

This four bedroom property offers functional accommodation over two floors. Incorporating a lounge and a stylish kitchen diner with double French doors taking you out to the rear garden. A wonderful space for entertaining family and friends. Adjoining it is the utility room and a downstairs bathroom.

As you make your way through to the first floor accommodation, you are greeted by four bedrooms and a shower room with one of them benefitting from a dressing room.

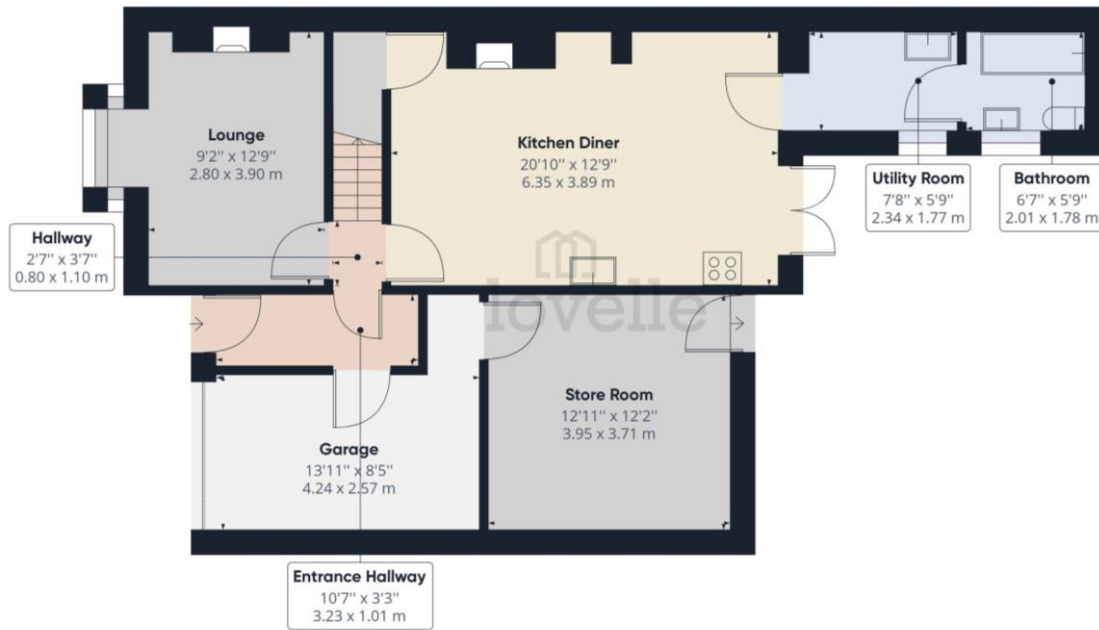
Outside there is a private driveway providing off street parking and access to the built in garage and its connecting store room.

To finish off this lovely home is the rear garden, that has a lovely patio area, ideal for dining "Al Fresco". Predominantly laid to lawn. A lovely outdoor space for the family to enjoy.

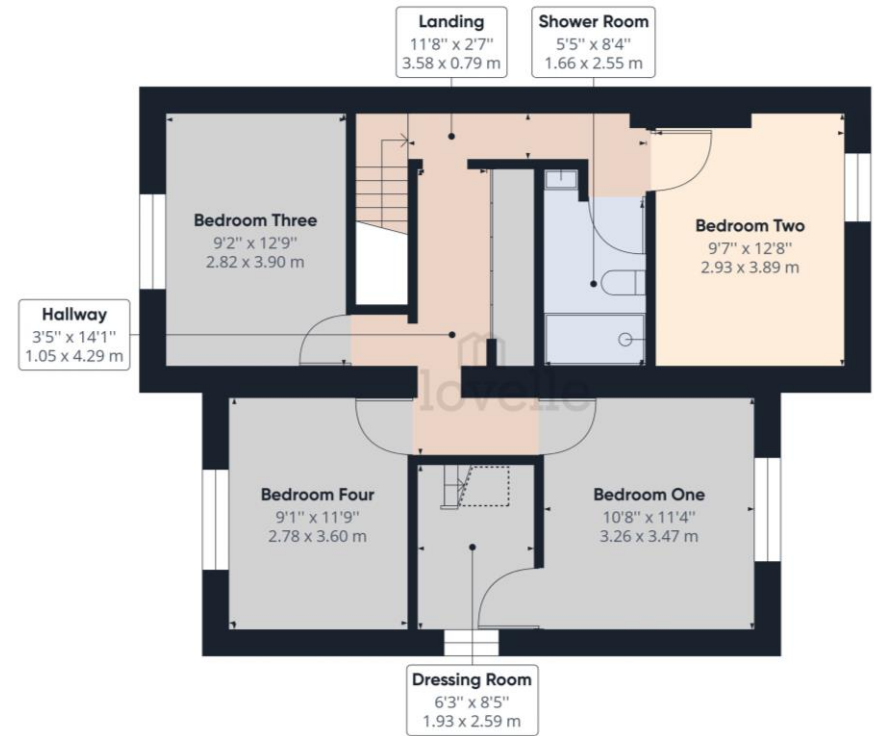
CHAIN FREE, ready, and waiting for new owners to relove and make it their own.



FLOORPLAN



Ground Floor



Floor 1

Cherry Lane, Wootton, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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		85 B
69-80	C	71 C	
55-68	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.

Follow us on:



ENTRANCE *3.2m x 1m*

Entered through a composite door into a hallway with doors to the lounge, kitchen diner and the garage.

LOUNGE *2.8m x 3.9m*

Bright and airy room with a feature Adam style brick fireplace with a rustic wooden mantel piece. Adding charm and whimsy to this room. Bay window to the front elevation with a charming window seat.

KITCHEN DINER *6.3m x 3.8m*

Range of wall and base units in an ivory finish with contrasting work surfaces and decorative tiled splash backs. Freestanding Belling Farmhouse range cooker with five ring ceramic hob with multiple ovens and a warming drawer, extraction canopy over. Built in fridge freezer, dishwasher and a round stainless steel sink with a flexible neck mixer tap. Double French doors to the rear garden and a door to the utility areas.

Finished with a feature, ornate cast iron multifuel burner. Housed within a rustic brick fireplace surround.
Just wonderful.

UTILITY ROOM *2.3m x 1.7m*

Base unit with a contrasting work surface and a stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and a space for a tumble dryer.

Window to the side elevation.

BATHROOM *2m x 1.7m*

Three piece bathroom suite incorporating a bathtub with a mixer tap, pedestal wash hand basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.2m x 3.4m*

Window to the rear elevation. Door to the dressing room.

DRESSING ROOM *1.9m x 2.5m*

Window to the side elevation with a access to the loft.

BEDROOM TWO *2.9m x 3.8m*

Window to the rear elevation.

BEDROOM THREE *2.8m x 3.9m*

Window to the front elevation.

BEDROOM FOUR *2.7m x 3.6m*

Window to the front elevation.

SHOWER ROOM *1.6m x 2.5m*

Three piece shower suite incorporating a double walk in shower cubicle, push button WC and a pedestal wash hand basin with a mixer tap. Decorative waterproof panelling to the wet areas.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Charming front garden, fully enclosed by a decorative brick wall and wooden gates. Block paved driveway offers off street parking and access to the garage

BUILT IN GARAGE 4.2m x 2.5m

Electric roller door, power and lighting.

STORE ROOM 3.9m x 3.7m

Power and lighting.

REAR ELEVATION

Fabulous rear garden. Predominantly laid to lawn with a block paved patio area and a gravel border. Great space to entertain family and friends or enjoy a moment to yourself.

LOCATION

Wootton is a village which surrounds an attractive fishing pond overlooked by a thatched cottage. There is a village hall, public house and an excellent, well attended, Church aided Primary School. You can find a general store / post office in the next village, which is a short distance away. St Andrews Church dates back to Saxon times. The village offers many country walks and bridle paths within the Parish boundaries.

