



Spring Head Farm Close, Flixborough, North Lincolnshire

£340,000





---

## KEY FEATURES

- Premium Quality Detached House
- Four Bedrooms
- Two Bathrooms
- Bifold Doors
- Integral Garage
- Underfloor Heating
- Category 6 Data Cabling

## DESCRIPTION

This established award winning and highly regarded builder, Qudos Homes, is about to launch an exclusive collection of 3 Bespoke Family Homes of exceptional quality.

"Raising the roof of expectation"!

Contact us today for further details and how to place your reservation early to avoid disappointment.

## ABOUT US

Being a Multiple, Award Winning, Regional Home Builder we at Qudos Homes pride ourselves as one of the most exciting and vibrant young housebuilding companies in the county. Our ethos is to 'Raise the Roof of Expectation' by offering the Home Buyer affordable but exceptional, high quality homes with first class specifications. Our Bespoke Personal Service makes sure that you the home buyer are provided with your dream new home.

## **PARTICULARS OF SALE**

### **ENTRANCE HALLWAY**

Access to the Open plan kitchen/dining area, lounge and access to the first floor accommodation.

### **LOUNGE**

**4.01m (max) x 5.19m**

Window to the front elevation.

### **KITCHEN DINING**

**5.01m x 4.78m**

Choice of elegant doors and worktops. Integrated kitchen appliances. Door to utility. High quality aluminium Bi-Fold doors.

### **UTILITY**

**2.11m x 1.9m**

Plumbing for a washing machine and space for a tumble dryer.

### **WC**

**0.95m x 1.9m**

Two-piece suite incorporating a wash hand basin & vanity unit with mixer tap and WC.

### **FIRST FLOOR ACCOMMODATION:**

#### **PRINCIPAL BEDROOM**

**3.50m x 3.76m**

#### **EN-SUITE**

**1.41m x 1.95m**

Three piece suite with walk-in shower cubicle, vanity unit incorporating wash hand basin with mixer tap, and WC.

#### **BEDROOM TWO**

**3.44m x 3.46m**

#### **BEDROOM THREE**

**3.16m x 4.56m**

#### **BEDROOM FOUR**

**3.26m x 2.79m**

#### **FAMILY BATHROOM**

**2.8m x 2.64m**

Four piece suite incorporating a bath tub, shower cubicle, WC and a vanity unit incorporating a wash hand basin.



### **OUTSIDE THE PROPERTY:**

The garden to the front and rear will be laid to lawn with a paved pathway leading to the front and a patio to the rear. Block paved driveway providing off street parking.

### **GARAGE**

Electric roller door.

---

## TENURE

The tenure of this property is Freehold.

---

## LOCAL AUTHORITY

Council tax band: X

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

---

## 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.

---

## 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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

---

## 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 01652 636587 to arrange an appointment.

---

## ENERGY PERFORMANCE INFORMATION

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.

---

## 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



FLOOR PLANS



