



High Street, Wootton, North Lincolnshire

£250,000




lovelle



Key Features

- Total Floor Area: 119 Square Metres
- Charming Cottage
- Kitchen Diner
- Lounge / Study
- Cloakroom WC & Utility Room
- Three Bedrooms
- Boutique Style Bathroom
- Ample Driveway
- Enclosed Rear Garden
- Workshop
- EPC rating D





DESCRIPTION

This charming cottage is waiting just for you...

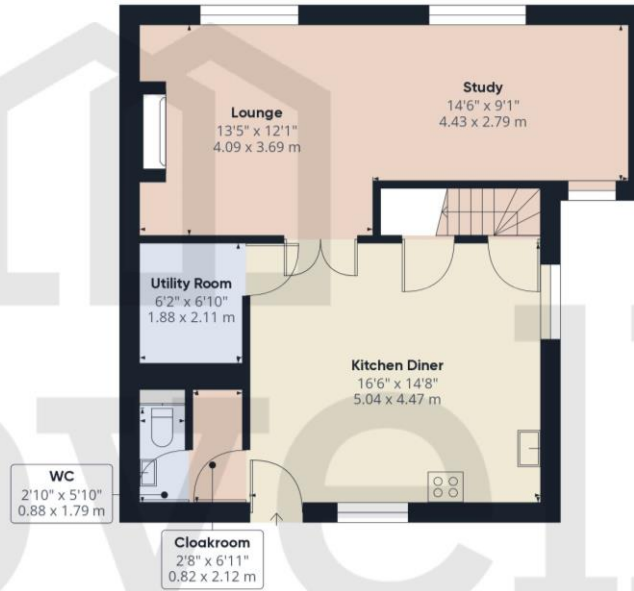
Situated in the quiet village of Wootton is this charming cottage. Perfect home for a family or someone looking to escape the busy city lifestyle.

This home has been lovingly upgraded by the current owners and this generously proportioned accommodation includes three double bedrooms, and a fabulous boutique style bathroom. Further on the open plan lounge and study offers great space to relax in. While the country style kitchen diner with its adjoining WC, cloakroom and utility room adds versatility and convenience to the property. Once you have explored this cottage, it is time for the garden which is mainly laid to lawn with an array of shrubbery, colourful plantings and beautiful mature trees adorning the boundary. Not to forget the workshop and ample off street parking.

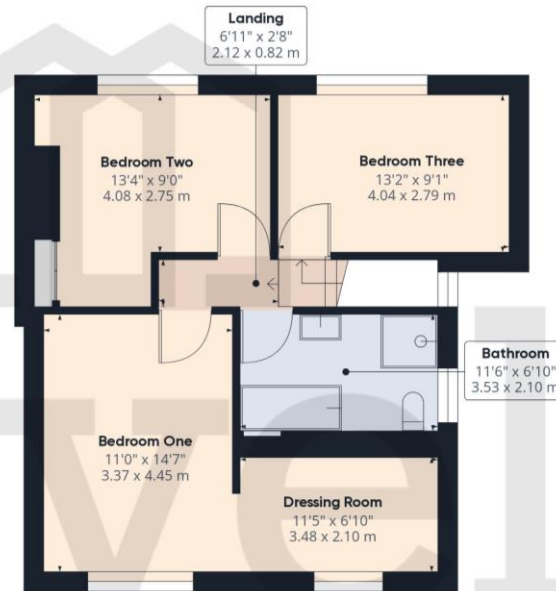
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1

High Street, Wootton, North Lincolnshire

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		82 B
69-80	C		
55-68	D	61 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

Entered through a solid wooden stable door into the kitchen diner. Doors to all principal rooms and a staircase to the first floor accommodation.

KITCHEN DINER *5m x 4.4m*

Comprehensive range of wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. A spectacular Rangemaster cooker with a double oven and five ring hob with extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. Doors to the utility areas and the open plan living room. Dual aspect with windows to the side and rear elevation.

OPEN PLAN LIVING:**LOUNGE** *4m x 3.6m*

A feature Inglenook fireplace housing a cast iron burner sitting on a tiled hearth, perfect for those cold winter evenings. Window to the front elevation.

STUDY *4.4m x 2.7m*

Bright and spacious with windows to the front and rear elevation.

UTILITY ROOM *1.8m x 2.1m*

Range of wall and base units with a contrasting work surfaces. Plumbing for a washing machine and storage shelving.

CLOAKROOM *0.8m x 2.1m***WC** *0.8m x 1.7m*

Two piece suite incorporating a push button WC and a vanity wash hand basin.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.3m x 4.4m*

"Picture" window to the rear elevation overlooking the garden. Opening to the dressing room.

DRESSING ROOM *3.4m x 2.1m*

Three fitted wardrobes and a window to the rear elevation.

BEDROOM TWO *4m x 2.7m*

Window to the front elevation. Built in storage cupboard.

BEDROOM THREE *4m x 2.7m*

Window to the front elevation.

BATHROOM *3.5m x 2.1m*

White four piece boutique style bathroom suite incorporating a shower cubicle with a rain shower over, freestanding clawfoot bathtub with telephone style shower attachment and mixer tap, push button WC and a pedestal wash hand basin. Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Gated driveway to the side providing access to the rear of the property.

REAR ELEVATION

A substantial rear garden surrounded by wooden fencing. Predominantly laid to lawn with colourful bedding and mature shrubbery and trees surrounding it. Lovely seating area tucked away at the back of the garden makes it perfect to sit and enjoy a relaxing moment or some time to yourself. While the workshops add endless possibilities to the garden and the property.

WORKSHOP

Brick construction. Power and lighting.

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.

