



Coxes Meadow, Ulceby, North Lincolnshire

£315,000

 4  2  1


lovelle



Key Features

- Total Floor Area: 125 Square Metres
- Sought After Location
- Lounge
- Family Kitchen
- Utility Room & WC
- Four Bedrooms
- Family Bathroom
- En-Suite
- Integral Garage & Driveway
- Private Rear Garden
- EPC rating B





DESCRIPTION

Hidden at the Frank Cox Meadows development is this detached four bedroom home. Immaculately presented throughout and boasting well proportioned accommodation over two floors.

Approaching this property, you are greeted by a lovely front garden with views of the wildlife pond and the nature reserve. Adding a touch of tranquility to the property. Finished with a block paved driveway to the side leading to the integral garage.

Once inside, the hallway invites you to explore this home. As you do, the comfortable lounge reveals itself with a feature Inglenook fireplace. Continuing, there is a spacious family kitchen, with a dining area and a further living area with views of the rear garden. To finish off the ground floor are the utility room and downstairs WC, adding functionality to the home.

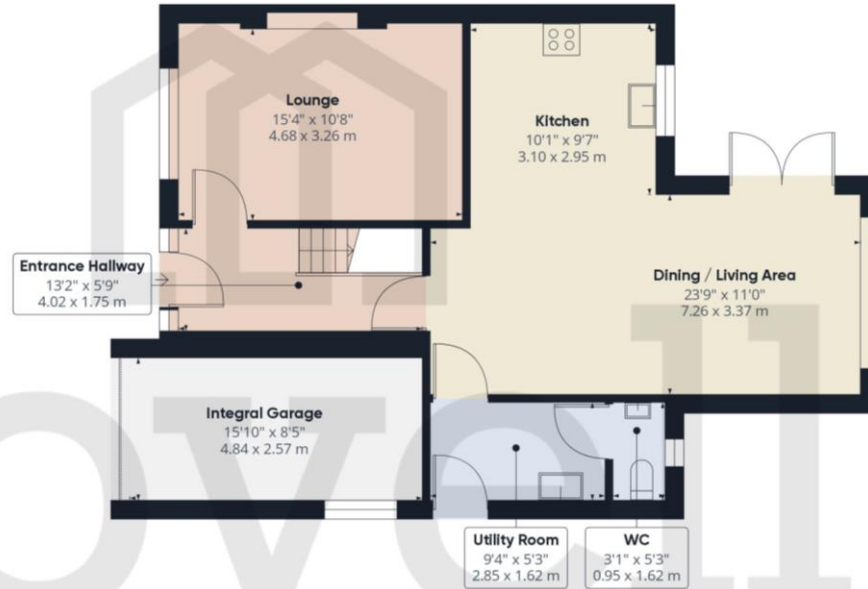
To the first floor, there are four bedrooms and a stylish family bathroom. With the principal bedroom benefitting from an en-suite shower room.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with a lovely patio area and a manicured lawn for the family and guests to enjoy.

Book your viewing today.



FLOORPLAN



Ground Floor



Floor 1

Coxes Meadow, Ulceby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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		92 A
81-91	B	84 B	
69-80	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 4m x 1.7m

Entered through a composite door with sidelights into the hallway. Doors to the lounge and family kitchen and a staircase to the first floor accommodation.

LOUNGE 4.6m x 3.2m

Bright room with a feature Inglenook style fireplace with a tiled hearth and finished with a wooden mantelpiece. Window to the front elevation.

FAMILY KITCHEN:

KITCHEN 3.1m x 2.9m

Range of wall and base units in a gloss grey finish with contrasting quartz work surfaces and upstands. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric oven and a and a five ring gas hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer. Window to the rear elevation.

DINING / LIVING AREA 7.2m x 3.3m

Spacious dining area for the whole family to enjoy or entertain guests. Flooded with light thanks to the fabulous cathedral window and the double opening French doors overlooking the rear garden.

Door to the utility areas.

UTILITY ROOM 2.8m x 1.6m

Minimal range of wall and base units with a contrasting work surface and upstand. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation.

WC 0.9m x 1.6m

Two piece suite incorporating a push button WC and a vanity wash hand basin with decorative tiled splash back. Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *4.4m x 3.3m*

Window to the front elevation and a door to the en-suite.

EN-SUITE *1.8m x 1.7m*

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator. Window to the front elevation.

BEDROOM TWO *3.7m x 3.5m*

Window to the front elevation and a handy storage cupboard.

BEDROOM THREE *3.6m x 2.8m*

Window to the rear elevation.

BEDROOM FOUR *3m x 2.4m*

Window to the rear elevation.

FAMILY BATHROOM *1.9m x 2.6m*

Three piece bathroom suite incorporating an "L" shaped bathtub with a mixer tap and shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a chrome effect towel rail radiator. Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with a block paved driveway leading to the integral garage and access to the rear garden. Facing the delightful nature reserve with a wildlife pond.

INTEGRAL GARAGE 4.8m x 2.5m

Roller door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden. Surrounded by wooden fencing offering privacy from the surrounding properties. Predominantly laid to lawn with a delightful patio area, adorned with mature shrubbery.

Finished with a timber constructed garden shed for extra storage.

CHARGE

Upkeep of the nature reserve and the wildlife pond, which we believe is £100, billed annually.

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 the nearby towns, where comprehensive facilities and amenities can be found.

