



Oaktree Grove, Ulceby, North Lincolnshire

£450,000

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lovelle



Key Features

- Total Floor Area: 243 Square Metres
- Open Plan Kitchen Diner / Living Area
- Quiet Cul-De-Sac
- Lounge & Gym
- Utility Room & WC
- Six Double Bedrooms
- Family Bathroom
- Two En-Suites
- Double Detached Garage & Driveway
- Enclosed Rear Garden
- EPC rating B





DESCRIPTION

Situated in the quaint village of Ulceby is this detached family home. Offering spacious accommodation over three floors.

As you arrive, the extensive front garden and the ample driveway greets you, offering off street parking for multiple vehicles and access to the detached garage. Once inside, this home opens up with a bright and charming lounge. Not to forget the open plan kitchen diner and living space, perfect for the family or receiving guests. While the utility room, downstairs WC and the gym add functionality and versatility to the property.

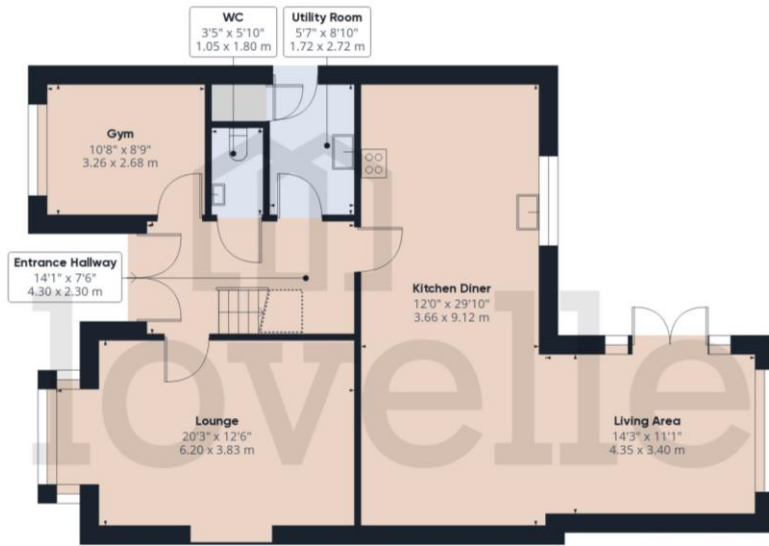
As you make your way to the first floor, you are welcomed by three double bedrooms and a principal suite with its own dressing room and an en-suite. All while the rest are benefitting from a stylish family bathroom. Continuing to the second floor, there are further two double bedrooms and an en-suite shower room.

Finishing this home is the fabulous rear garden with an extended patio with steps leading down to the manicured lawn and a further seating area. Perfect space to unwind in, while the mature shrubbery and plantings offer privacy from surrounding properties.

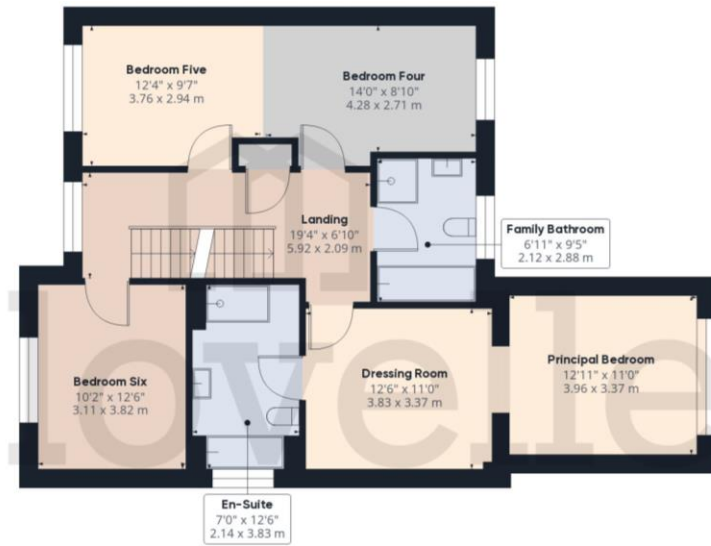
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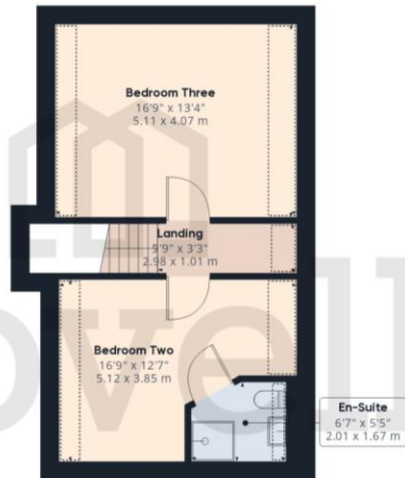
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Oaktree Grove, Ulceby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band F

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	87 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 4.3m x 2.3m

Entered through double opening composite doors into the hallway. Doors to all principal rooms and a staircase to further accommodation.

LOUNGE 6.2m x 3.8m

Bright room with a feature inglenook fireplace with a wooden mantelpiece, adding some rustic charm to this space. Walk in bay window to the front elevation.

GYM 3.2m x 2.6m

Window to the front elevation.

OPEN PLAN:

KITCHEN DINER 3.6m x 9.1m

Range of wall and base units in a white gloss finish with contrasting quartz work surfaces and upstands. Inset sink and drainer with a swan neck mixer tap. Two Neff eye level ovens and a five ring gas hob with extraction canopy over. Integral dishwasher and a fridge freezer "Picture" window to the rear elevation.

LIVING AREA 4.3m x 3.4m

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

UTILITY ROOM 1.7m x 2.7m

Base unit with a contrasting work surface and upstand. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Half glazed UPVC door to the side elevation and a storage cupboard. Housing the combination boiler.

WC 1m x 1.8m

Two piece suite incorporating a push button WC and a vanity wash hand basin with decorative tiled splash back.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL SUITE:

BEDROOM *3.9m x 3.3m*

Window overlooking the rear garden.

DRESSING ROOM *3.8m x 3.3m*

Door to the en-suite.

EN-SUITE *2.1m x 3.8m*

Four piece suite incorporating a walk in shower cubicle with a rain shower over, double ended bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas. Window to the side elevation.

BEDROOM FOUR *4.2m x 2.7m*

Window to the rear elevation.

BEDROOM FIVE *3.7m x 2.9m*

Window to the front elevation.

BEDROOM SIX *3.1m x 3.8m*

Window to the front elevation.

FAMILY BATHROOM *2.1m x 2.8m*

Four piece bathroom suite incorporating a double ended bathtub with a mixer tap, corner shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a window to the rear elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO *5.1m x 3.8m*

Two roof windows to the rear elevation, door to the en-suite.

EN-SUITE *2m x 1.6m*

Three piece suite incorporating a corner shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas. Roof window to the rear elevation.

BEDROOM THREE *5.1m x 4m*

Two roof windows to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Extensive front garden, predominantly landscaped with mature shrubbery and plantings with a block paved driveway to the side offering ample off street parking for multiple vehicles. Access to the garage and the rear garden.

DOUBLE DETACHED GARAGE 5.7m x 5.5m

Up and over doors, power and lighting. Side personnel door.

REAR ELEVATION

Fully enclosed rear garden and surrounded by wooden fencing and mature shrubbery. Predominantly laid to lawn with a delightful patio area, perfect for entertaining guests and family.

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.

