



Meadow Avenue, Ulceby, North Lincolnshire

Offers over £195,000

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Key Features

- ****NO CHAIN****
- Total Floor Area:- 111 Square Metres
- Lounge & Dining Room
- Kitchen
- Lean-To
- Four Bedrooms
- Family Bathroom
- Garage & Driveway
- Workshop
- Fully Enclosed Rear Garden
- EPC rating D





DESCRIPTION

****NO CHAIN****

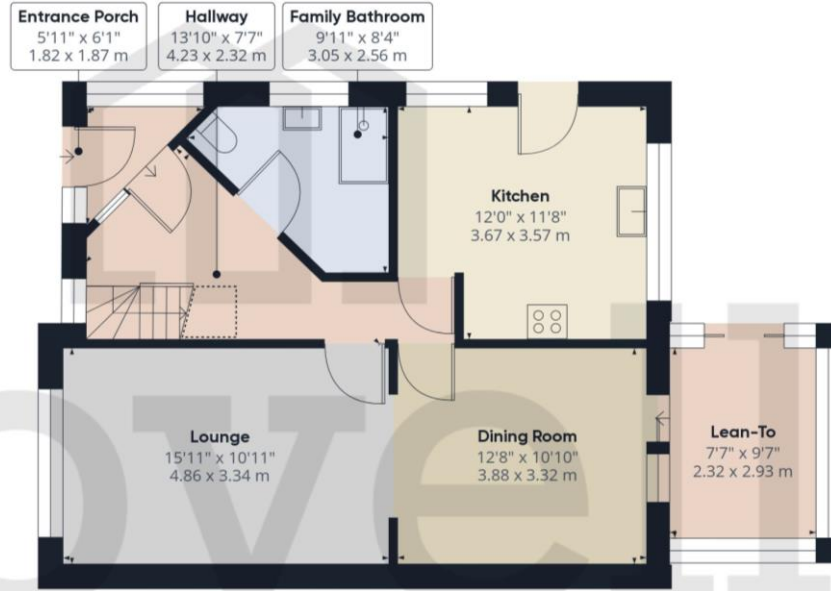
This semi-detached dormer bungalow, occupying a prominent position on the sought after area of Meadow Avenue in Ulceby is on the market looking for someone new to add their own personal touch.

As you approach this property, you are greeted by a spacious and well maintained front garden and a driveway with ample off street parking. Once inside, the bright hallway invites to explore deeper. The doors to the right take you to the lounge and dining room, perfect to enjoy with family or receiving friends and guests. To the left - a fully equipped kitchen and a family bathroom, adding versatility and convenience to the property. While the the first floor offers four bedrooms with views of the surrounding countryside. As you make your way to the garden, you are surrounded by colourful plantings and mature shrubbery. Wonderful space to enjoy a moment to yourself or entertain family and friends. Fully enclosed and finished with a detached garage and a workshop.

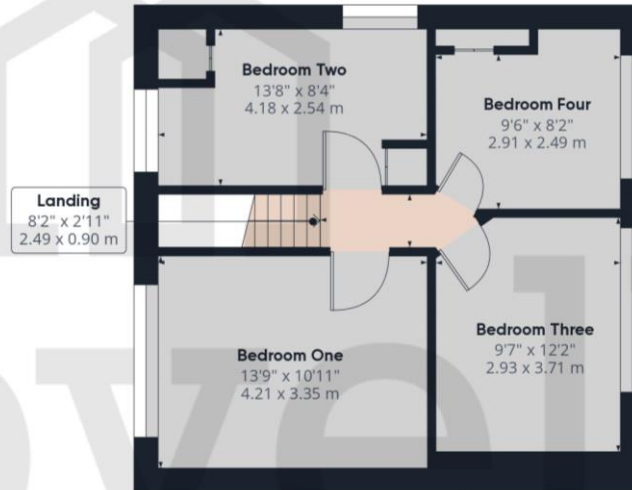
Only by viewing will you fully appreciate this generously proportioned home.



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Meadow Avenue, Ulceby, 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		
69-80	C		80 C
55-68	D	59 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 4.2m x 2.3m

Entered through a UPVC door via a porch into the hallway. Doors to all principal rooms and a staircase taking you up to the first floor accommodation.

LOUNGE 4.8m x 3.3m

Bright and substantial room with a "picture" window to the front elevation and an archway leading to the dining room. Grounded by the mid-century modern stone fireplace.

Great space for the family to enjoy.

DINING ROOM 3.8m x 3.3m

Spacious room with sliding patio doors to the conservatory, blurring the line between being indoors and outdoors.

KITCHEN 3.6m x 3.5m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. White composite one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, dishwasher and space for a further under counter appliance. Inset electric oven and a four ring gas hob with an extraction canopy over. Dual aspect with a window and a UPVC door to the side elevation and a further window to the rear elevation.

FAMILY BATHROOM 3m x 2.5m

Three piece suite incorporating a walk in shower cubicle with a shower over, pedestal wash hand basin with hot and cold water taps and a push button WC. Window to the side elevation and decorative tiles to the wet areas.

LEAN-TO 2.3m x 2.9m

Built on a low rise wall and fully glazed offering great views of the rear garden. Sliding doors to the patio.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.2m x 3.3m*

Fitted bedroom furniture incorporating multiple wardrobes, vanity area and chest of drawers.
"Picture" window to the front elevation.

BEDROOM TWO *4.1m x 2.5m*

Dual aspect with windows to the front and side elevation.
Handy storage cupboard.

BEDROOM THREE *2.9m x 3.7m*

"Picture" window to the rear elevation.

BEDROOM FOUR *2.9m x 2.4m*

"Picture" window to the rear elevation.
Handy storage cupboard.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Simple and clean front garden with a driveway offering off street parking and access to the detached garage and workshop. Finished with a manicured lawn and colourful plantings.

DETACHED GARAGE *5.5m x 2.3m*

Double opening door, power and lighting.

WORKSHOP *4m x 2.4m*

Power and lighting.

REAR ELEVATION

A substantial rear garden, fully enclosed by fencing and predominantly laid to lawn with multiple patio areas, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Surrounded by mature trees shrubbery and colourful plantings.

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.

