



The York, Vicarage Gardens, Wootton

£799,950

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lovelle



SOVEREIGN  
CROFT

PLATINUM  
COLLECTION





THE  
CLARENCE

THE  
WINDSOR

THE  
LANCASTER

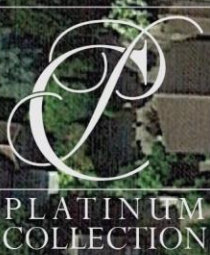
VICARAGE GARDENS DN39 6AN

THE  
GROSVENOR

THE  
YORK

THE  
STUART

THE  
TUDOR





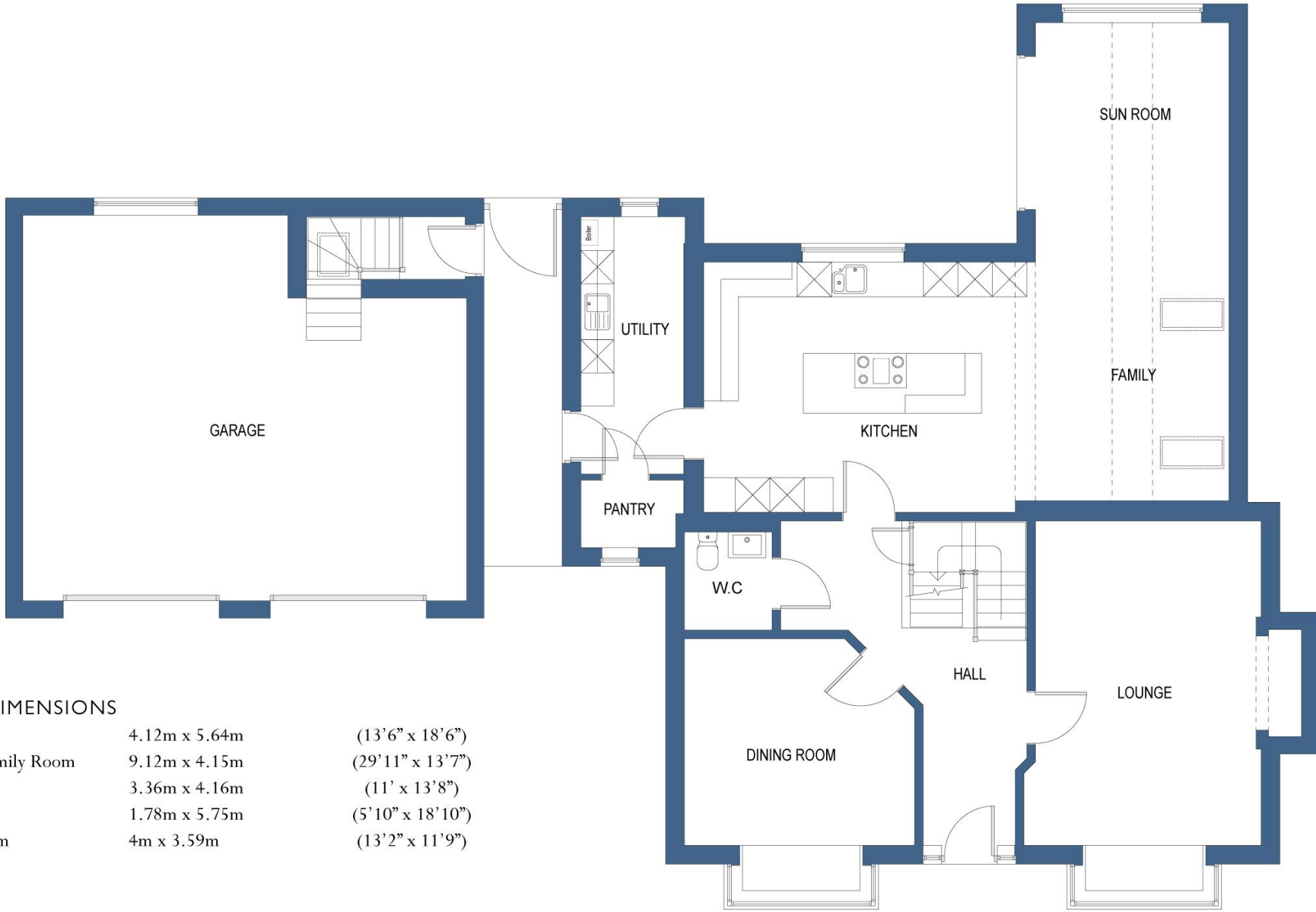


WOOTTON

THE YORK

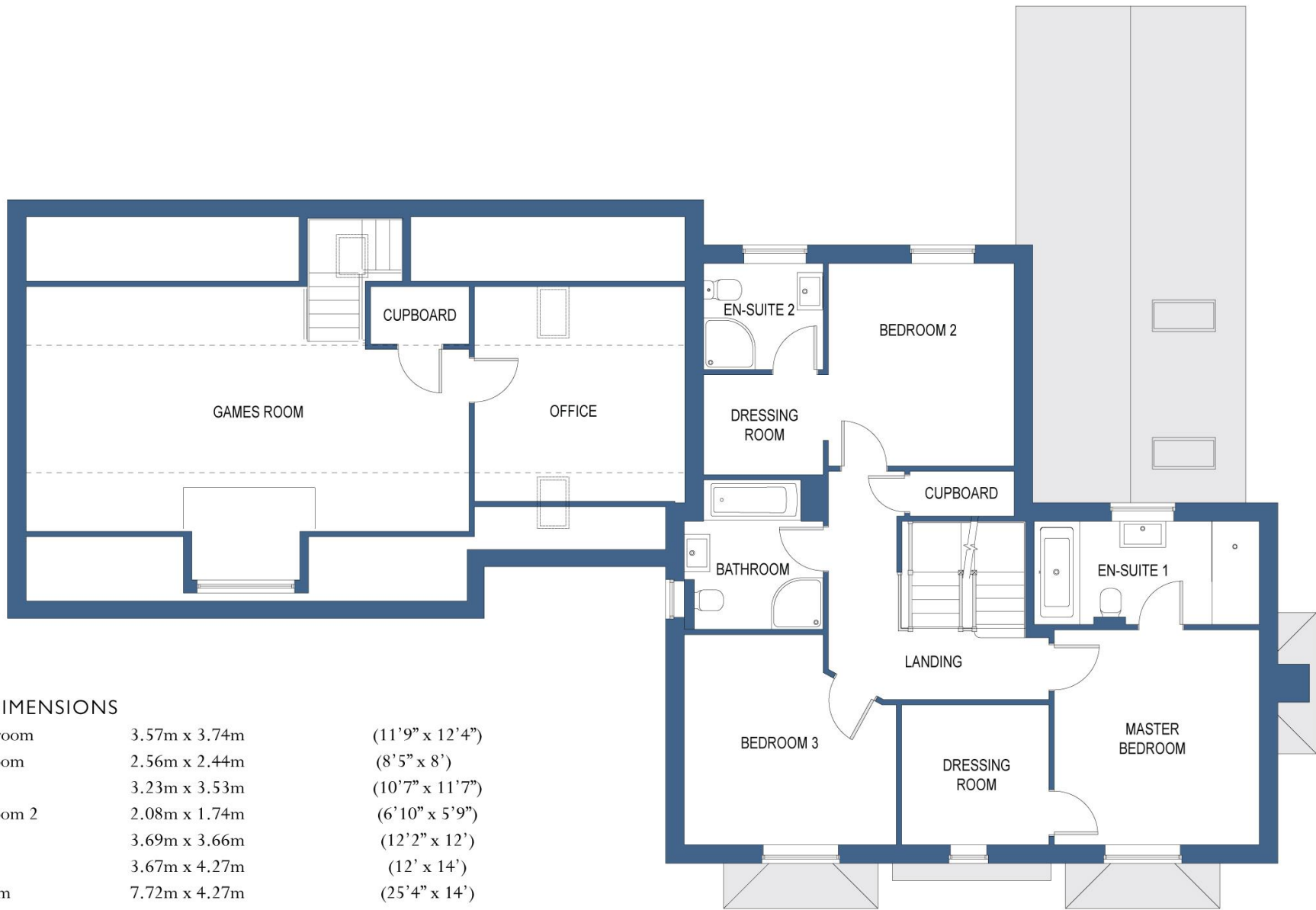


**FLOOR PLANS**



**ROOM DIMENSIONS**

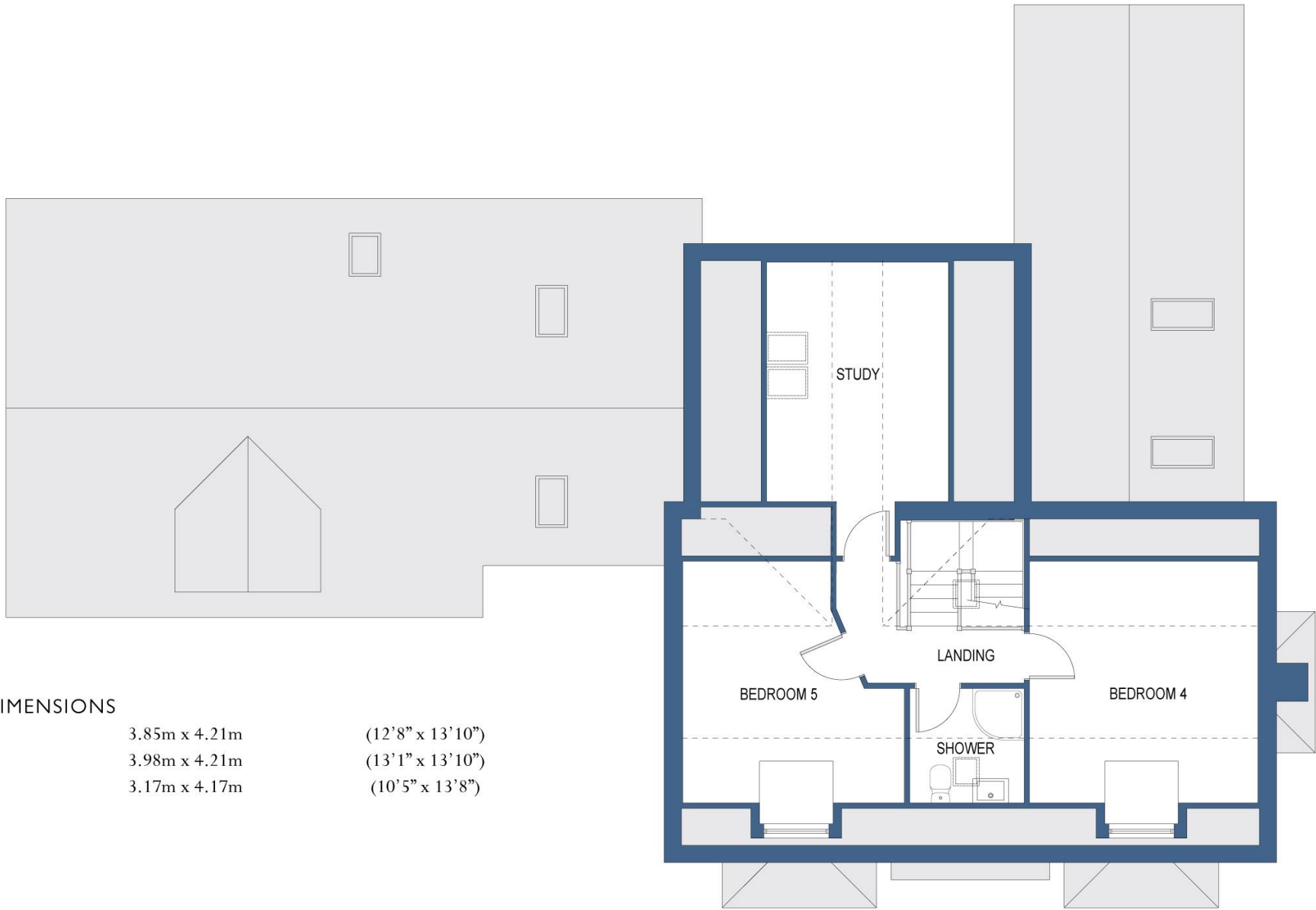
Lounge	4.12m x 5.64m	(13'6" x 18'6")
Kitchen/Family Room	9.12m x 4.15m	(29'11" x 13'7")
Sun Room	3.36m x 4.16m	(11' x 13'8")
Utility	1.78m x 5.75m	(5'10" x 18'10")
Dining Room	4m x 3.59m	(13'2" x 11'9")



**ROOM DIMENSIONS**

Master Bedroom	3.57m x 3.74m	(11'9" x 12'4")
Dressing Room	2.56m x 2.44m	(8'5" x 8')
Bedroom 2	3.23m x 3.53m	(10'7" x 11'7")
Dressing Room 2	2.08m x 1.74m	(6'10" x 5'9")
Bedroom 3	3.69m x 3.66m	(12'2" x 12')
Office	3.67m x 4.27m	(12' x 14')
Games Room	7.72m x 4.27m	(25'4" x 14')





**ROOM DIMENSIONS**

Bedroom 4	3.85m x 4.21m	(12'8" x 13'10")
Bedroom 5	3.98m x 4.21m	(13'1" x 13'10")
Study	3.17m x 4.17m	(10'5" x 13'8")

## The York, Vicarage Gardens, Wootton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band X

### 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	Potential
92+	A	
81-91	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 HALL**

**LOUNGE** 4.1m x 5.6m

**KITCHEN / FAMILY ROOM** 9.1m x 4.1m

**SUNROOM** 3.3m x 4.1m

**DINING ROOM** 4m x 3.5m

**UTILITY ROOM** 1.7m x 5.7m

**WC**

**PANTRY**

**FIRST FLOOR ACCOMMODATION:**

**MASTER BEDROOM** 3.5m x 3.7m

**DRESSING ROOM** 2.5m x 2.4m

**EN-SUITE ONE**

**BEDROOM TWO** 3.2m x 3.5m

**DRESSING ROOM TWO** 2m x 1.7m

**EN-SUITE TWO**

**BEDROOM THREE** 3.6m x 3.6m

**BATHROOM**

**OFFICE** 3.6m x 4.2m

**GAMES ROOM** 7.7m x 4.2m

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM FOUR** 3.8m x 4.2m

**BEDROOM FIVE** 3.9m x 4.2m

**SHOWER ROOM**

**STUDY** 3.1m x 4.1m

**OUTSIDE THE PROPERTY:**

Landscaped gardens.

**DOUBLE GARAGE**

