



Oaktree Grove, Ulceby, North Lincolnshire

Offers over £425,000

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lovelle



Key Features

- Total Floor Area: 218 Square Metres
- Quiet-Cul-De-Sac
- Lounge & Family Room
- Family Kitchen
- Utility Room & WC
- Six Bedrooms
- Family Bathroom & En-Suite
- Double Detached Garage
- Enclosed Rear Garden
- Driveway
- EPC rating B





DESCRIPTION

Hidden at the end of a quiet cul-de-sac is this detached six bedroom family home. Boasting well proportioned accommodation over three floors, perfect for a family or someone looking to upsize.

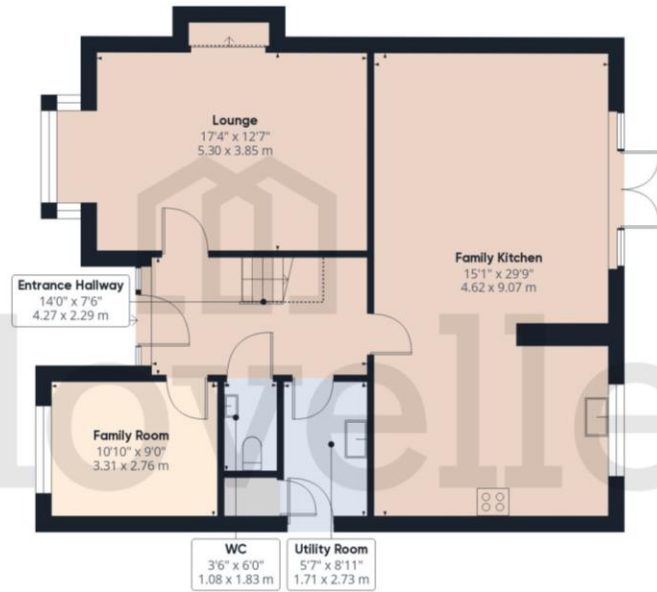
Approaching, you are greeted by a landscaped front garden with a spacious driveway and access to the detached garage. Once inside, it opens with a bright lounge and a cosy family room. Further on, there is a spacious and fully equipped family kitchen, with a dining area and space for the full family to relax in. Not to forget the utility room and downstairs WC, adding functionality and versatility to the home. While the first floor offers four bedrooms and a stylish family bathroom. With the principal one benefitting from an en-suite shower room. As for the second floor, two further bedrooms with one benefitting from an en-suite.

Finishing this home is the rear garden, fully laid to lawn with a lovely patio area and a relaxing decking area. Perfect for entertaining family and guests.

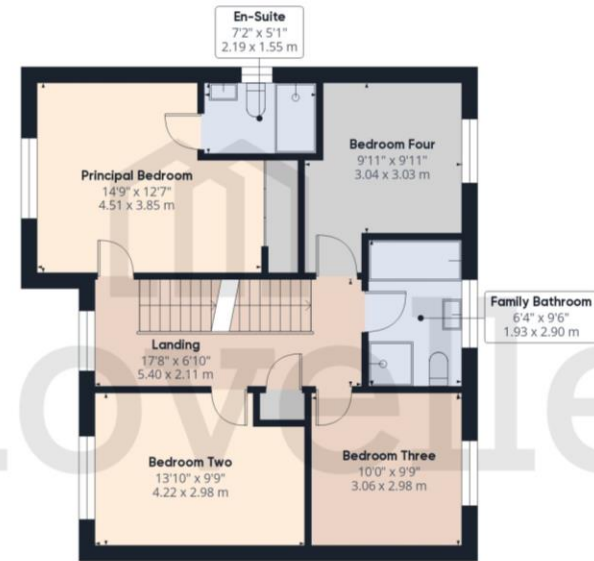
Book your viewing today.



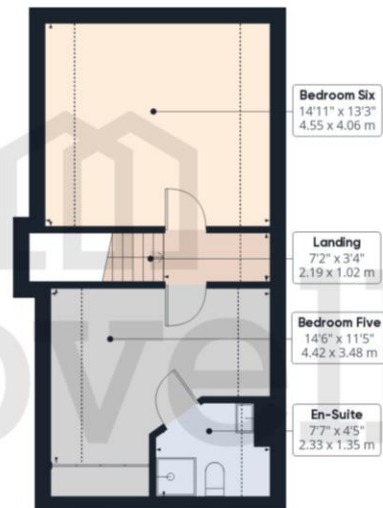
FLOORPLAN



Ground Floor



Floor 1



Floor 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.lovell.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		93 A
81-91	B	88 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 4.27m x 2.29m (14'0" x 7'6")

Entered through a composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 5.3m x 3.85m (17'5" x 12'7")

Bright room with a feature Inglenook style fireplace, housing an electric burner sitting on a tiled hearth and finished with a wooden mantelpiece. Walk-in bay window to the front elevation.

FAMILY ROOM 3.31m x 2.76m (10'11" x 9'1")

Window to the front elevation.

FAMILY KITCHEN: 4.62m x 9.07m (15'2" x 29'10")

KITCHEN

Range of wall and base units in a grey and white finish with contrasting quartz work surfaces and upstands. Inset stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Two inset Neff ovens, integral microwave and a five ring gas hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer. Finished with a breakfast bar area.

Window to the rear elevation.

DINING AREA

Spacious dining area for the whole family to enjoy or entertain guests in. Flooded with light thanks to the double opening French doors and two roof windows overlooking the rear garden.

UTILITY ROOM 1.71m x 2.73m (5'7" x 9'0")

Range of wall and base units with a contrasting work surface and upstands. 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 and a handy storage cupboard.

WC 1.08m x 1.83m (3'6" x 6'0")

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

FIRST FLOOR ACCOMMODATION:**PRINCIPAL BEDROOM** 4.51m x 3.85m (14'10" x 12'7")

Fitted bedroom furniture incorporating multiple wardrobes.

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

EN-SUITE 2.19m x 1.55m (7'2" x 5'1")

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles to the wet areas.

Window to the side elevation.

BEDROOM TWO 4.22m x 2.98m (13'10" x 9'10")

Window to the front elevation.

BEDROOM THREE 3.06m x 2.98m (10'0" x 9'10")

Window to the rear elevation.

BEDROOM FOUR

Window to the rear elevation.

FAMILY BATHROOM 3.04m x 3.03m (10'0" x 9'11")

Four piece bathroom suite incorporating a double ended bathtub with a mixer tap, shower cubicle with a shower over, vanity wash hand basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the rear elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM FIVE 4.42m x 3.48m (14'6" x 11'5")

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

EN-SUITE 2.33m x 1.35m (7'7" x 4'5")

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a wash hand basin with a mixer tap. Decorative tiles to the wet areas.

Roof window to the rear elevation.

BEDROOM SIX 4.55m x 4.06m (14'11" x 13'4")

Two roof windows to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Predominantly laid to lawn with mature shrubbery and trees. Block paved driveway leading to the double detached garage and gated access to the rear garden.

DETACHED DOUBLE GARAGE 6.57m x 5.7m (21'7" x 18'8")

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden. Enclosed by fencing offering privacy from the surrounding properties. Fully laid to lawn with a delightful patio area and a further decking area. Adorned with specimen and mature 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.

BROADBAND TYPE

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed),
Superfast- 68 Mbps (download speed), 17 Mbps (upload speed),
Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - O2, Vodafone, Three.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

