



Swallow Lane, Wootton, North Lincolnshire

Offers over £475,000

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lovelle







## Key Features

- Total Floor Area:- 190 Square Metres
- Quiet Location
- Lounge & Dining Room
- Conservatory & Home Office
- Breakfast Kitchen & Dining Room
- WC & Utility Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Enclosed Wraparound Garden & Orchard
- Double Garage
- EPC rating D







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## DESCRIPTION

Situated in the desirable village of Wootton, with views over the fields and pastures, is this superb family home. Having been loved by the current owners, ready for someone new to move in and put their own stamp on it.

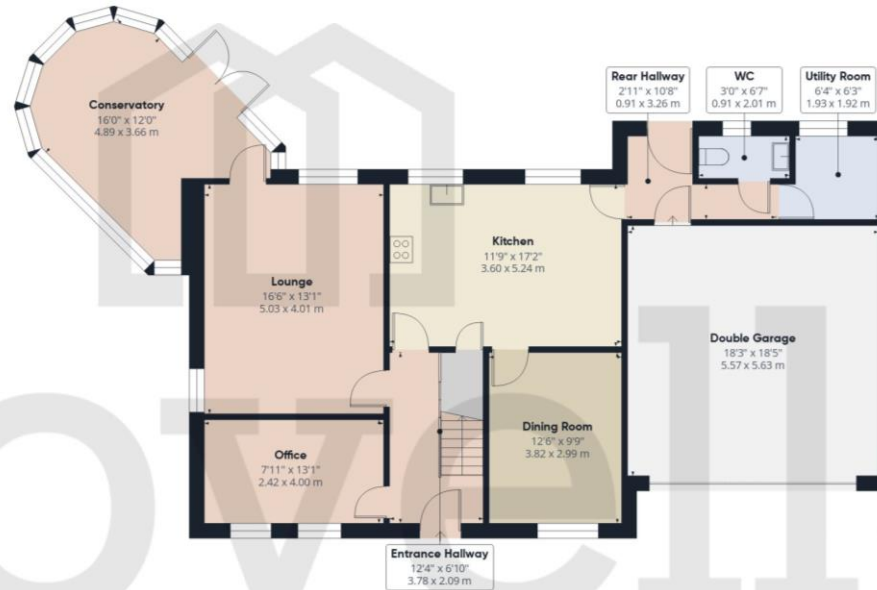
Approaching this home, you are greeted by a spacious driveway surrounded by flower borders and lush greenery. Once inside, it opens with a bright entrance hallway. As you make your way through, it opens to a charming breakfast kitchen with adjoining dining room and utility areas. Further on there is a substantial and bright lounge that overlooks the fabulous garden. Connected to this room is the conservatory which provides excellent space to entertain family and guests. While the first floor offers four double bedrooms, en-suite shower room and a family bathroom.

Outside, there is a wraparound garden, divided into multiple "garden rooms" and an orchard. An established front garden with shrubbery and colourful plantings, rear garden with a patio area and a side garden with mature trees and a manicured lawn. Ideal for somebody who enjoys nature and being outdoors.

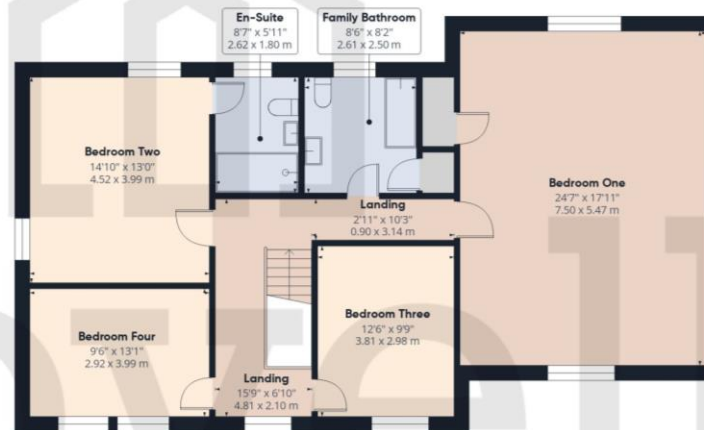
We anticipate a high demand for this property, viewing is highly recommended!



## FLOORPLAN



Ground Floor



Floor 1



## Swallow Lane, Wootton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
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** 3.78m x 2.09m (12'5" x 6'11")

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

**LOUNGE** 5.03m x 4.01m (16'6" x 13'2")

A substantial space with a feature Adam style fireplace surround housing an electric fire. Dual aspect with windows to the side and rear elevation with a door connecting to the conservatory.

**CONSERVATORY** 4.89m x 3.66m (16'0" x 12'0")

Constructed on a low-rise brick wall and fully double glazed with a polycarbonate roof. Door to the rear garden welcoming you out to the patio.

**OFFICE** 2.42m x 4m (7'11" x 13'1")

Great space to use as a home office, family room or a study.

Two windows to the front elevation.

**BREAKFAST KITCHEN** 3.6m x 5.24m (11'10" x 17'2")

Range of wall and base units with contrasting granite work surfaces and decorative tiled splash backs. White composite sink and drainer with a swan neck mixer tap. Inset eye level oven, integral microwave, dishwasher and a four ring hob with extraction canopy over. Two windows to the rear elevation and a breakfast area.

**DINING ROOM** 3.82m x 2.99m (12'6" x 9'10")

Great for entertaining or receiving guests.

Window to the front elevation.

**UTILITY ROOM** 1.93m x 1.92m (6'4" x 6'4")

Range of wall storage cupboards and plumbing for a washing machine and space for further appliances.

Window to the rear elevation.

**WC** 0.91m x 2.01m (3'0" x 6'7")

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with hot and cold water taps.

Window to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 7.5m x 5.47m (24'7" x 17'11")

Versatile space with potential to be turned into multiple bedrooms (with necessary planning) or use it as a game room.  
Dual aspect with windows to the front and rear elevation.

**BEDROOM TWO** 4.52m x 3.99m (14'10" x 13'1")

Dual aspect with windows to the rear and side elevation. Door to the en-suite.

**EN-SUITE** 2.62m x 1.8m (8'7" x 5'11")

Three piece suite incorporating a double walk in shower cubicle, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative waterproof panelling to the wet areas.  
Window to the rear elevation.

**BEDROOM THREE** 3.81m x 2.98m (12'6" x 9'10")

Window to the front elevation.

**BEDROOM FOUR** 2.92m x 3.99m (9'7" x 13'1")

Fitted bedroom furniture incorporating multiple wardrobes and a vanity area.  
Two windows to the front elevation.

**FAMILY BATHROOM** 2.61m x 2.5m (8'7" x 8'2")

Three piece bathroom suite incorporating a bathtub with a telephone style shower attachment, low flush WC and a pedestal wash hand basin with hot and cold water taps. Finished with a handy storage cupboard and decorative tiles to the wet areas.  
Window to the rear elevation.



## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Beautiful and manicured lawn surrounded by hedging and mature trees, offering some privacy from the surrounding properties and road. Great views of the surrounding farmlands. Private driveway offering ample off-street parking with access to the rear garden and detached garage.

### **DOUBLE INTEGRAL GARAGE** *5.57m x 5.63m (18'4" x 18'6")*

Electric garage door, power and lighting.

### **REAR ELEVATION**

Predominantly laid to lawn with multiple seating areas and a patio, offering great spaces to entertain friends and family or enjoy a quiet moment to yourself. Fully private and enclosed by fencing, mature trees and shrubbery. Adding a touch of nature and serenity to this garden. Finished with a timber constructed garden shed and a mature orchard.

## **LOCATION**

Wootton is a village which surrounds an attractive fishing pond overlooked by a thatched cottage. There is a village hall, public house and an excellent, well attended, Church aided Primary School. You can find a general store / post office in the next village, which is a short distance away. St Andrews Church dates back to Saxon times. The village offers many country walks and bridle paths within the Parish boundaries.



**BROADBAND TYPE**

Standard- 18 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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.



