



Ryehill Farm Cottage, Ulceby, North Lincolnshire

Offers over £175,000

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 lovelle





## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 67 Square Metres
- Living Room
- Kitchen Diner
- Conservatory
- Two Bedrooms
- Bathroom
- Driveway
- Enclosed Rear Garden
- Countryside Location
- EPC rating E









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## DESCRIPTION

**\*\*NO CHAIN\*\***

A charming countryside cottage, waiting for someone new to move in and put their own stamp on it.

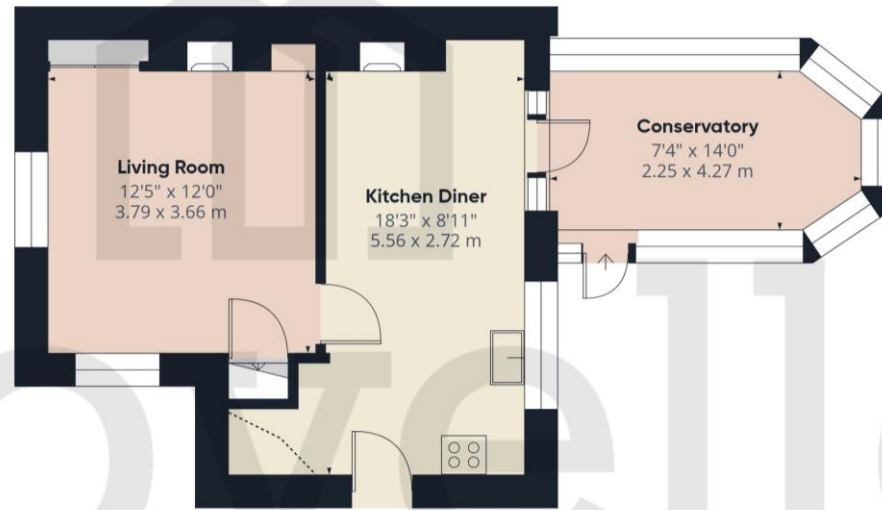
Don't miss the opportunity to acquire this two bedroom home. Incorporating a fully equipped kitchen diner with an adjacent conservatory. Not to forget the living room, perfect to relax in or receive guests. While the first floor offers two good sized bedrooms and a family bathroom.

Finished with a fully enclosed rear garden and a spacious driveway.

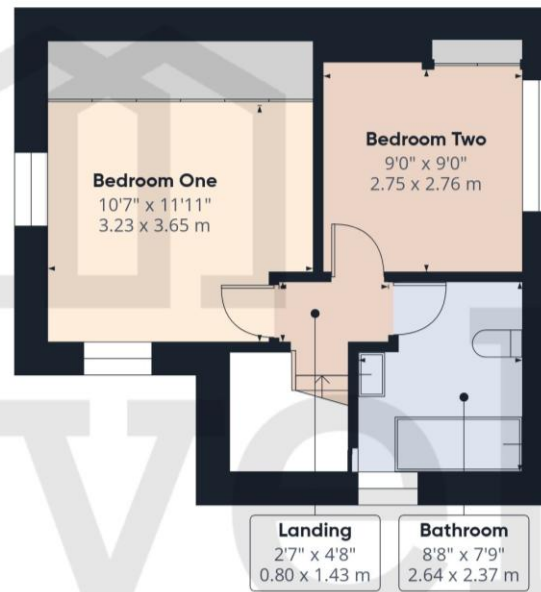
Viewing of this home is a must!



## FLOORPLAN



Ground Floor



Floor 1

## Ryehill Farm Cottage, Ulceby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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

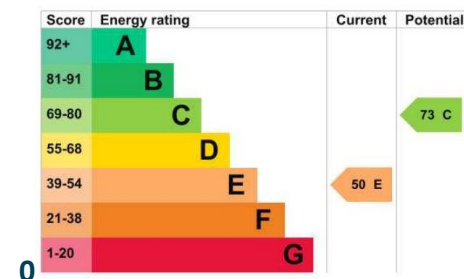
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not 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.



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.

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**ENTRANCE**

Entered through a glazed wooden door into the conservatory.

**CONSERVATORY** *2.25m x 4.27m (7'5" x 14'0")*

Constructed on a low rise brick wall and fully glazed with a polycarbonate roof. Door to the kitchen diner.

**KITCHEN DINER** *5.56m x 2.72m (18'2" x 8'11")*

Range of wall and base units in a cream finish with contrasting work surfaces and tiled splash backs. White composite sink and drainer with a swan neck mixer tap. Integral eye level oven and a four ring hob with an extraction canopy over. Integral dishwasher and a washing machine.

Finished with a brick fireplace and a dining area.

**LIVING ROOM** *3.79m x 3.66m (12'5" x 12'0")*

Bright and airy room, dual aspect with windows to the front and side elevation. Finished with an Adam style fireplace surround housing an open grate fire, adding charm to this property.

Staircase to the first floor accommodation and storage cupboards.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.23m x 3.65m (10'7" x 12'0")

Fitted bedroom furniture incorporating multiple wardrobes.

Dual aspect with windows to the front and side elevation.

**BEDROOM TWO** 2.75m x 2.76m (9'0" x 9'1")

Window to the rear elevation and storage cupboards.

**BATHROOM** 2.64m x 2.37m (8'8" x 7'10")

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

Decorative tiles throughout.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Sizeable front garden with a driveway offering ample off street parking and gated access to the rear of the property. Finished with a manicured lawn and mature shrubbery.

**REAR ELEVATION**

Charming and spacious rear garden with a manicured lawn and a patio area. Fully enclosed by fencing and adorned with mature trees, shrubbery and colourful plantings. Finished with a timber constructed garden shed.

**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- 25 Mbps (download speed), 2 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 220 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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

