



Station Road, Ulceby, North Lincolnshire

Offers over £247,500

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 lovella



lovelle

Key Features

- Total Floor Area:- 99 Square Metres
- Living Room
- Kitchen Diner
- Conservatory
- Utility Room
- Three Bedrooms
- Family Bathroom & En-Suite WC
- Enclosed Rear Garden
- Garage & Driveway
- Quiet Village Location
- EPC rating C





DESCRIPTION

This detached bungalow is on the market looking for new owners to add their own personal touch.

As you approach this property, you are greeted by a well maintained front garden with an ample driveway offering off street parking and access to the garage.

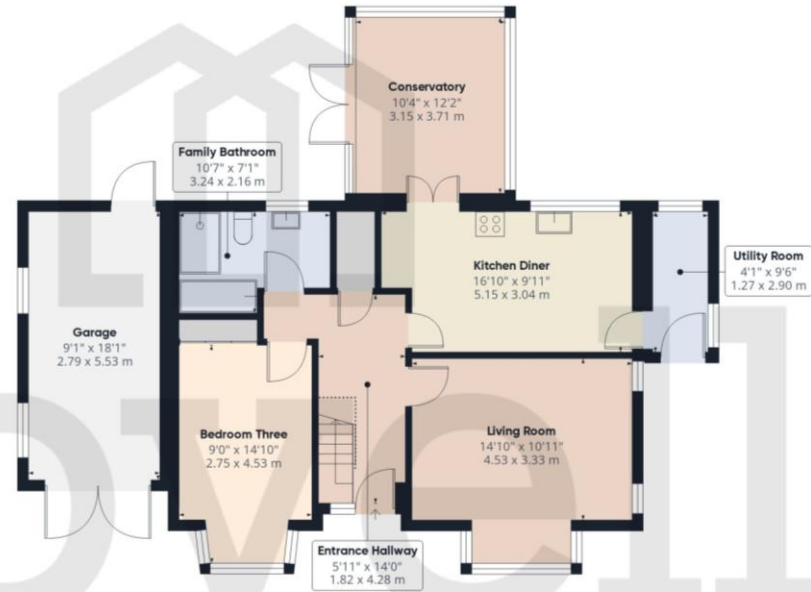
Once inside, the bright hallway invites to explore deeper. The doors to the right take you to the spacious living room accented by a bay window. Perfect space to enjoy with family or receive friends and guests. A fully equipped kitchen diner with an adjacent utility room and conservatory, adding versatility and convenience to the property. To the left - a ground floor bedroom, benefitting from a family bathroom. While the first floor offers two further bedrooms with one having an en-suite WC.

Finishing this home is the rear garden. Fully enclosed by fencing with multiple seating areas and outbuildings. Adorned with mature and colourful plantings, raised vegetable borders and a manicured lawn. Wonderful space to enjoy a moment to yourself or entertain family and friends.

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



FLOORPLAN



Ground Floor



Floor 1

Station Road , Ulceby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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	69 C	71 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 1.82m x 4.28m (6'0" x 14'0")

Entered through a wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.
(Benefits from underfloor heating)

LIVING ROOM 4.53m x 3.33m (14'11" x 10'11")

Bright and substantial room with a bay window to the front elevation and further two windows to the side elevation flooding it with light.
Eclectic fireplace surround housing a cast iron stove, perfect for those cold winter evenings.

KITCHEN DINER 5.15m x 3.04m (16'11" x 10'0")

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. White composite sink and drainer with a swan neck mixer tap. Inset electric oven, microwave and a four ring hob with an extraction canopy over. Space for a tall fridge freezer. Finished with a dining area.
Window and double opening French doors to the rear elevation and a half glazed door to the utility room.
(Benefits from underfloor heating)

UTILITY ROOM 1.27m x 2.9m (4'2" x 9'6")

Base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer.
Windows to the side and rear elevation and a door to the front elevation.

CONSERVATORY 3.15m x 3.71m (10'4" x 12'2")

Fully double glazed, offering great views of the rear garden. French doors to the patio.

BEDROOM THREE 2.75m x 4.53m (9'0" x 14'11")

Fitted bedroom furniture incorporating multiple wardrobes.
Bay window to the front elevation.

FAMILY BATHROOM 3.24m x 2.16m (10'7" x 7'1")

Four piece suite incorporating a bathtub, shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap.
Chrome effect towel rail radiator and waterproof panelling to the wet areas.
Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.55m x 2.7m (14'11" x 8'11")

Fitted bedroom furniture incorporating multiple wardrobes and chests of drawers.
Window to the side elevation and a door to the WC.

EN-SUITE WC 1.28m x 1.15m (4'2" x 3'10")

Two piece suite incorporating a push button WC and a vanity wash hand basin.
Window to the side elevation.

BEDROOM TWO 2.2m x 2.74m (7'2" x 9'0")

Fitted bedroom furniture incorporating multiple wardrobes.
Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with mature shrubbery and a gravelled driveway providing ample off street parking for multiple vehicles. Access to the garage and the rear garden.

GARAGE 2.79m x 5.53m (9'2" x 18'1")

Double opening doors, power and lighting.

REAR ELEVATION

Fully enclosed by fencing providing privacy from the surrounding properties. Laid to lawn with mature shrubbery, trees and plantings adorning the boundary of the garden. While the delightful patio and summer house offers great spaces to entertain or receive guests.

Finished with raised vegetable beds and timber garden sheds for extra storage.

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- 3 Mbps (download speed), 0.5 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - OK,
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.

