



Worsley Paddock, Ulceby, North Lincolnshire

£265,000

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lovelle







## Key Features

- Total Floor Area:- 92 Square Metres
- Living Room
- Kitchen Diner
- Utility Room
- Downstairs WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- Quiet Cul-de-sac
- EPC rating C









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## DESCRIPTION

Nestled on a quiet cul-de-sac is this three bedroom detached family home.

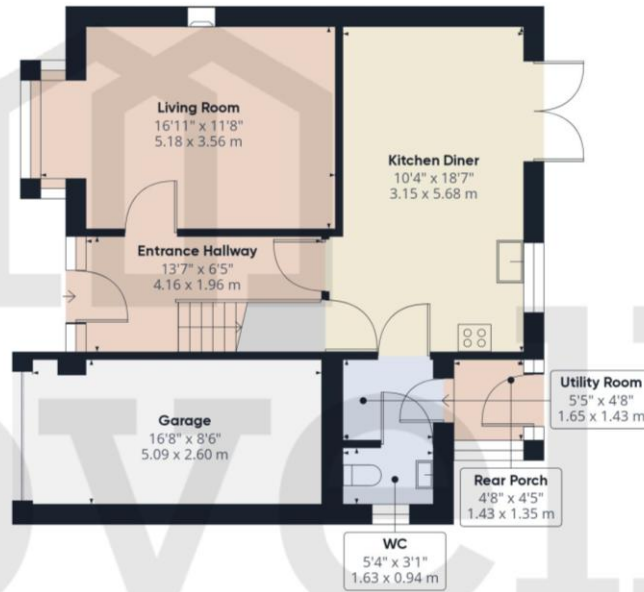
As you approach this property, the spacious front garden greets you with an ample driveway and a manicured lawn. Once inside, the bright living room invites you in with a feature Inglenook fireplace and a walk in bay window, flooding the open space with light. Further on the fully equipped kitchen diner with adjacent utility room and downstairs WC adds functionality and a contemporary edge. All while the first floor offers three bedrooms with the principal bedroom having its very own en-suite, while the rest are benefitting from a family bathroom.

To finish this property, is the rear garden. Fully enclosed and laid to slate making it low maintenance. Not to forget the delightful patio, perfect for entertaining guests and family.

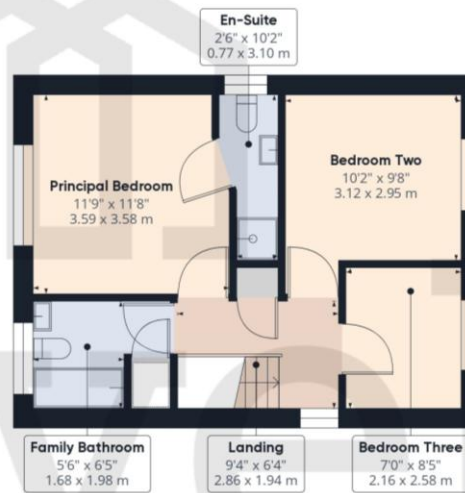
Call us to arrange your viewing today!



## FLOORPLAN



Ground Floor



Floor 1

## Worsley Paddock, 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	76 C	88 B
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.

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**ENTRANCE 4.1m x 1.9m**

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

**LIVING ROOM 5.1m x 3.5m**

Bright and airy room with a walk in bay window to the front elevation and a feature brick Inglenook fireplace housing an electric stove.

**KITCHEN DINER 3.1m x 5.6m**

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset electric double oven and a four ring gas hob with extraction canopy over. Integral dishwasher, fridge and a stainless steel sink and drainer with a swan neck mixer tap. Window to the rear elevation and a door to the utility room.

Finished with a delightful dining area with double opening French doors to the rear garden and patio.

**UTILITY ROOM 1.6m x 1.4m**

Wall and base units with contrasting work surface and decorative tiled splash backs. Plumbing for a washing machine and space for a tumble dryer.

Door to the WC and a half glazed UPVC door to the rear porch.

**WC 1.6m x 0.9m**

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

Window to the side elevation.

**REAR PORCH 1.4m x 1.3m**

Fully double glazed with a polycarbonate roof.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *3.5m x 3.5m*

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

**EN-SUITE** *0.7m x 3.1m*

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps.

Decorative ceramic tiles to the wet areas.

Window to the side elevation.

**BEDROOM TWO** *3.1m 2.9m*

Window to the rear elevation.

**BEDROOM THREE** *2.1m x 2.5m*

Window to the rear elevation.

**FAMILY BATHROOM** *1.6m x 1.9m*

Three piece bathroom suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps.

Decorative ceramic tiles throughout.

Window to the front elevation.

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

Spacious front garden with a manicured lawn and mature shrubbery. Block paved driveway offers ample off street parking and access to the integral garage with gated access to the rear garden.

**INTEGRAL GARAGE 5m x 2.6m**

Roller door, power and lighting.

**REAR ELEVATION**

Fully enclosed rear garden and surrounded by wooden fencing. Predominantly laid to slate with a delightful patio. Surrounded by a pergola, perfect space to unwind in and entertain family and friends. Mature trees and shrubbery adorn the boundary, offering privacy from surrounding properties. 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.

\*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.



