



Sands Lane, South Ferriby, North Lincolnshire

£145,000



  
lovelle





## KEY FEATURES

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 47 Square Metres
- Quiet Cul-De-Sac
- Living Room
- Fully Equipped Kitchen
- Two Bedrooms
- Shower Room
- Private Enclosed Garden
- Detached Garage
- Driveway
- EPC rating C

## DESCRIPTION

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

Enjoying a sizeable plot, situated on the quiet cul-de-sac of Sands Lane, is this semi-detached bungalow. The property is ready for someone new to put their own mark on it.

The deceptively spacious accommodation includes a light and airy entrance hallway, welcoming you in to view this property. A door to the left opens to the kitchen overlooking the front garden. Further on, the comfortable living room offers great space to relax and receive guests in. Continuing, there are two bedrooms and a shower room.

Finished by a low maintenance rear garden with a delightful patio. While the front offers ample off-street parking and access to the detached garage.

**VIEWING IS HIGHLY RECOMMENDED!**

## PARTICULARS OF SALE

### ENTRANCE

**0.86m x 3.21m (2'10" x 10'6")**

Entered through a half glazed composite door into an "L" shaped hallway. Doors to all principal rooms. Loft access to the combination boiler.

### KITCHEN

**2.39m x 2.74m (7'10" x 9'0")**

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Inset electric oven and a four ring hob with an extraction canopy over. Integral fridge and freezer and plumbing for a washing machine. Stainless steel sink and drainer with a swan neck mixer tap. Window to the front elevation.

### LIVING ROOM

**3.06m x 5.1m (10'0" x 16'8")**

Bright and airy room with a feature Adam style fireplace housing a gas fire. Bow bay window to the front elevation.

### BEDROOM ONE

**3.04m x 3.42m (10'0" x 11'2")**

Fitted bedroom furniture incorporating multiple wardrobes and a chest of drawers.

Window to the rear elevation.

### BEDROOM TWO

**2.4m x 2.45m (7'11" x 8'0")**

Sliding patio doors to the rear elevation.

### SHOWER ROOM

**1.47m x 2.25m (4'10" x 7'5")**

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative tiles throughout.

Window to the side elevation.



### OUTSIDE THE PROPERTY:

#### FRONT ELEVATION

Ample driveway providing off-street parking for multiple vehicles, access to the detached garage. Gravelled border with mature shrubbery.

#### DETACHED GARAGE

**2.76m x 4.63m (9'1" x 15'2")**

Electric garage door. Power and lighting.

#### REAR ELEVATION

Fully enclosed South facing rear garden. Surrounded by wooden fencing providing privacy from the neighbouring properties. Laid to gravel with a patio area and an electric awning over it. Offers great space to entertain or receive guests in.

## LOCATION

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.

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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.

## BROADBAND TYPE

Standard- 2 Mbps (download speed), 0.4 Mbps (upload speed),  
Superfast- 78 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

## MOBILE COVERAGE

Outdoors - Great,

Indoors - OK,

Available - EE, Three, O2, Vodafone.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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## 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.

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## 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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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## 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 01652 636587 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

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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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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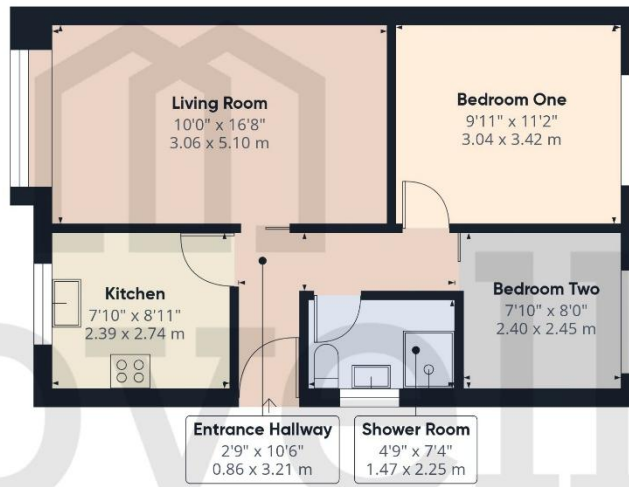
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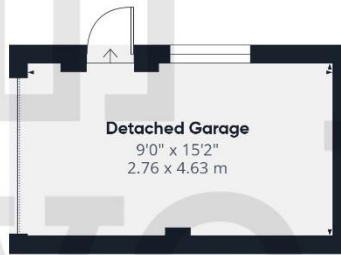


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



Ground Floor Building 1



Ground Floor Building 2

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