

Main Street, Bonby, North Lincolnshire

£290,000

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 lovelle



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Key Features

- Total Floor Area: 87 Square Metres
- Living Room & Kitchen
- Three Double Bedrooms
- Family Bathroom
- En-Suite WC
- Conservatory & Terrace
- Workshop & Storage
- Enclosed Rear Garden
- Detached Garage
- Spacious Driveway
- EPC rating D





DESCRIPTION

Situated in the serene village of Bonby is this three bedroom detached bungalow. On the market looking for someone new to put their own stamp on it.

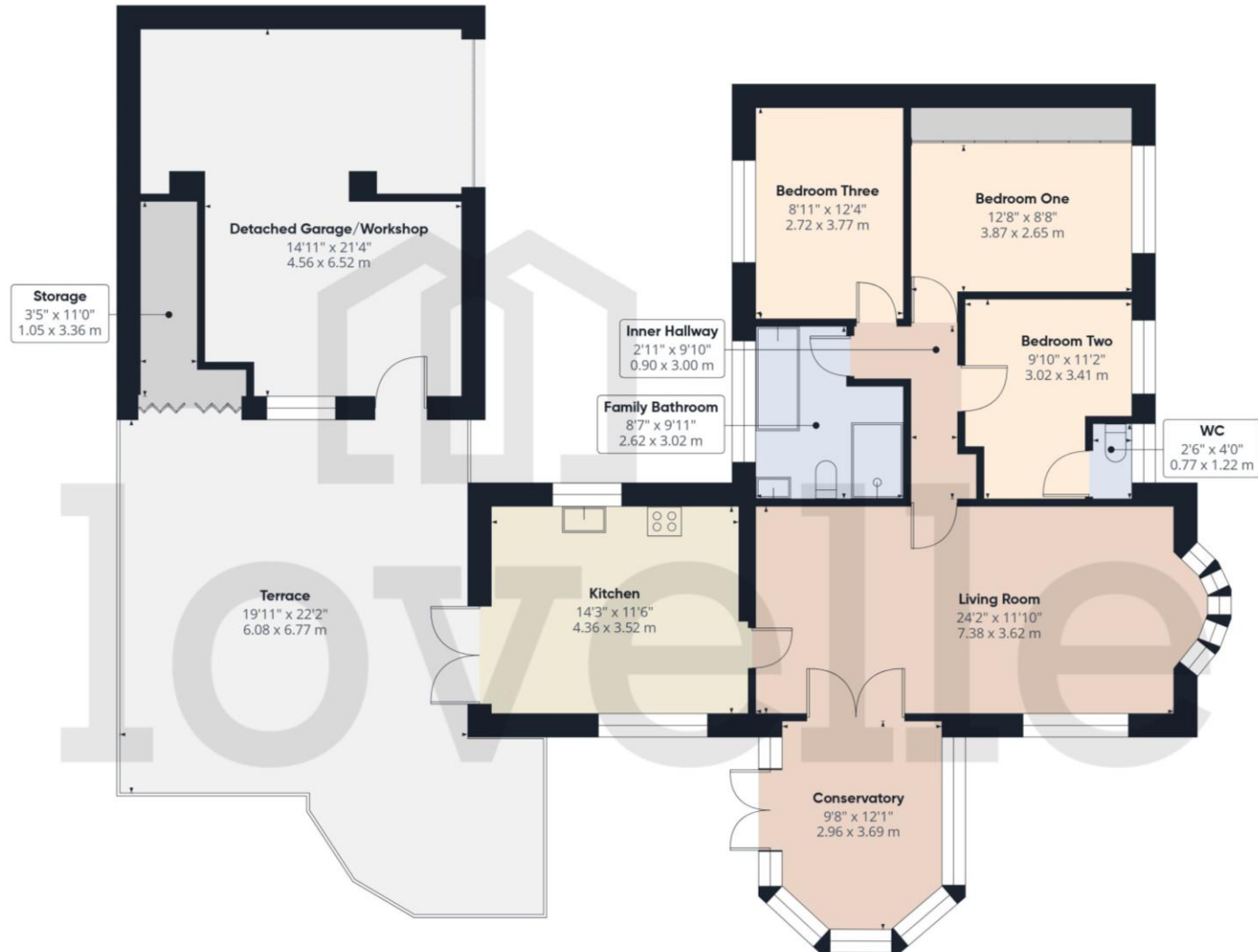
Approaching the property, you are greeted with a spacious driveway and a landscaped front garden. Continuing on, this generously proportioned accommodation includes a bright and airy living room with an adjacent conservatory. Great for entertaining and receiving guests in. Further on there is a fully equipped kitchen overlooking the rear garden. Finished with three bedrooms, with bedroom two benefitting from an en-suite WC, while the rest from a modern family bathroom.

Finishing this bungalow is the landscaped rear garden including a charming pond and a detached garage with a workshop. Offering potential and endless possibilities.

Do not hesitate and book a viewing today.



FLOORPLAN



Main Street, Bonby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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		84 B
69-80	C		
55-68	D	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

Entered through double opening French doors into the conservatory.

CONSERVATORY *2.96m x 3.69m (9'8" x 12'1")*

Constructed on a low-rise brick wall and fully double glazed.

Double opening French doors to the living room.

LIVING ROOM *7.38m x 3.62m (24'2" x 11'11")*

Bright and airy room with a walk-in bay window to the front elevation and a further window to the side elevation. Great space to entertain family and guests in.

Finished with a dining area.

KITCHEN *4.36m x 3.52m (14'4" x 11'6")*

Range of wall and base units in a dove grey finish with contrasting work surfaces and splash backs. Inset electric oven and a four ring hob with an extraction canopy over. Black composite one and a half bowl sink and drainer with a swan neck mixer tap, integral dishwasher.

Triple aspect with windows to the side elevations and double opening French doors to the rear garden.

BEDROOM ONE 3.87m x 2.65m (12'8" x 8'8")

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

BEDROOM TWO 3.02m x 3.41m (9'11" x 11'2")

Window to the front elevation and a door to the WC.

WC 0.77m x 1.22m (2'6" x 4'0")

White two piece suite incorporating a push button WC and a wall mounted wash hand basin with hot and cold water taps.
Window to the front elevation.

BEDROOM THREE 2.72m x 3.77m (8'11" x 12'5")

Window to the rear elevation.

FAMILY BATHROOM 2.62m x 3.02m (8'7" x 9'11")

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

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Predominantly laid to lawn with a spacious driveway and mature shrubbery and plantings. Offering privacy from the road. Gated access to the detached garage.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with an extended decking overlooking the pond. Surrounded by mature shrubbery, trees and colourful plantings. Great space to unwind in.

DETACHED GARAGE/WORKSHOP 4.56m x 6.52m (15'0" x 21'5")

Electric garage door, power and lighting.

Offering great potential as a workshop, home office or possible annexe (subject to necessary planning and building regulations).

STORAGE 1.05m x 3.36m (3'5" x 11'0")

TERRACE 6.08m x 6.77m (19'11" x 22'2")

LOCATION

Bonby is a historic village in North Lincolnshire, located about 4 miles south of Barton-upon-Humber. It's situated on the edge of the Lincolnshire Wolds, offering views of the Ancholme Valley. The village is known for its peaceful atmosphere, charming houses, and historical significance, with mentions dating back to the Domesday Book.

BROADBAND TYPE

Standard- 16Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).
Ultrafast- 1800 Mbps (download speed), 600 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.

