



High Street, Ulceby, North Lincolnshire

£170,000

 3
  1
  1

  
 lovelle







## Key Features

- Total Floor Area: 69 Square Metres
- Living Room
- Breakfast Kitchen
- Downstairs Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Off-Street Parking
- Quaint Village Location
- EPC rating D







---

## DESCRIPTION

This charming cottage is waiting for someone new to put their stamp on it.

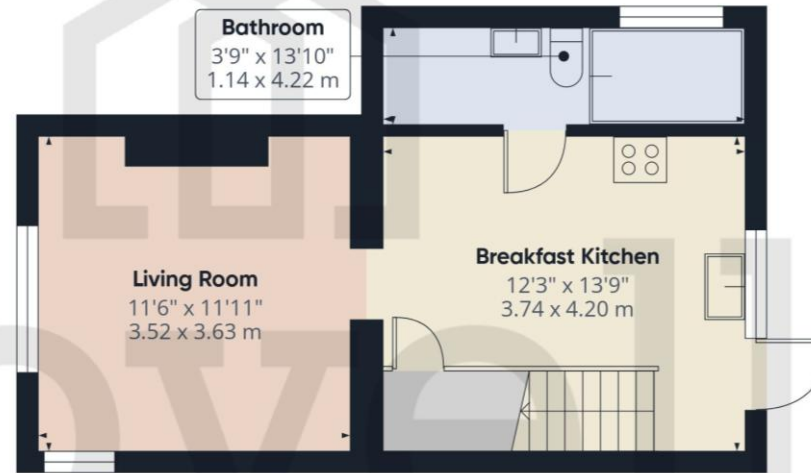
Situated in the picturesque village of Ulceby and perfect for first time buyers or someone looking to escape the busy city lifestyle.

This home has been renovated by the current owners and this generously proportioned accommodation includes three spacious bedrooms. While the ground floor offers a quaint and cosy living room with an adjoining fully equipped breakfast kitchen. Not to forget the downstairs family bathroom with an utility area. Finished with a spacious rear garden and ample off-street parking.

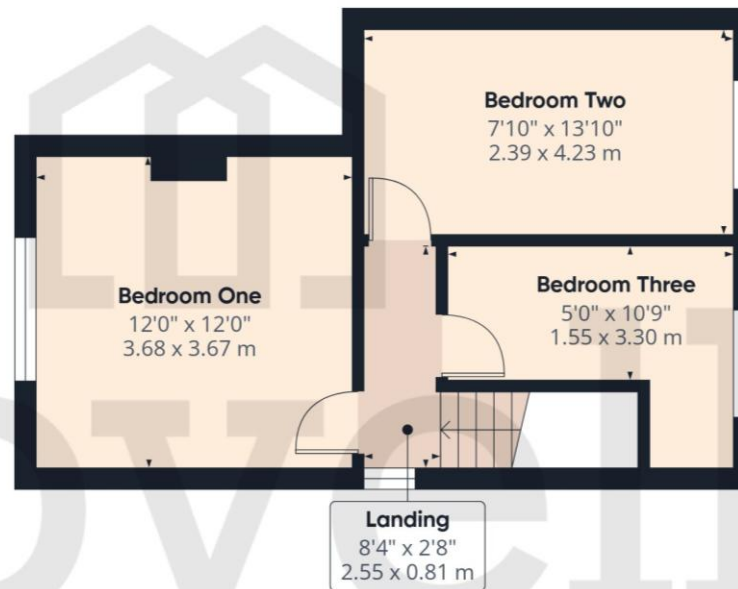
VIEWING HIGHLY RECOMMENDED!



## FLOORPLAN



Ground Floor



Floor 1

## High Street, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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 a composite door into the kitchen.

## **BREAKFAST KITCHEN** 3.74m x 4.2m (12'4" x 13'10")

Range of wall and base units with contrasting work surfaces and tiled splash back. Integral oven and a four ring hob with an extraction canopy over.

Plumbing for a washing machine, dishwasher and space for a tall fridge freezer. Black composite sink and drainer with a swan neck mixer tap. Finished with a breakfast bar and a staircase to the first floor accommodation.

Window to the rear elevation and a door to the bathroom.

## **LIVING ROOM** 3.52m x 3.63m (11'6" x 11'11")

Bright and spacious room with a feature brick fireplace housing a cast iron stove, finished with a rustic wooden mantel piece.

Dual aspect with windows to the front and side elevation.

## **BATHROOM** 1.14m x 4.22m (3'8" x 13'10")

Three piece suite incorporating a bathtub with a telephone style shower attachment and a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.68m x 3.67m (12'1" x 12'0")

Window to the front elevation.

**BEDROOM TWO** 2.39m x 4.23m (7'10" x 13'11")

Window to the rear elevation.

**BEDROOM THREE** 1.55m x 3.3m (5'1" x 10'10")

Window to the rear elevation.

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

Fully laid with slate and surrounded by a decorative brick wall. Driveway to the side providing access to the rear of the property.

**REAR ELEVATION**

Fully enclosed by fencing and divided into two areas. Predominantly laid to lawn with a delightful patio area. Finished with a timber constructed garden shed and ample off-street parking.

**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- 8 Mbps (download speed), 0.9 Mbps (upload speed),  
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - OK,  
Available - EE, Three, O2, Vodafone.

\*

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.

