



7 FIELDS END

ULCEBY, DN39 6UT

£235,000
FREEHOLD

REALISTICALLY PRICED TO SELL Welcome to Fields End in Ulceby, this spacious four bed detached family home is located in a quiet development with good motorway links.



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002

7 FIELDS END

• FREEHOLD • NO UPWARD CHAIN • LOW MAINTENANCE GARDEN • KITCHEN AND UTILITY • LIVING ROOM • DINING ROOM AND CONSERVATORY • VILLAGE LOCATION • GOOD MOTORWAY LINKS • FOUR BED DETACHED FAMILY HOME • PLEASE CALL AND QUOTE
CB0103 TO VIEW



Welcome to Fields End in Ulceby, where you'll discover a beautiful four-bedroom detached family home situated in a peaceful development with convenient access to motorway links. Upon entering the property, you'll be greeted by an entrance hallway that sets the welcoming tone for the house. A convenient downstairs WC is also available for added convenience. The living room provides a comfortable and spacious area for relaxation, while the dining room offers a dedicated space for family meals and entertaining. A delightful conservatory adds a touch of elegance and provides an excellent space for enjoying natural light and garden views. The well-equipped kitchen is designed to meet the needs of a busy family and offers ample storage and preparation space. Adjacent to the kitchen is a utility room, providing additional storage and laundry facilities. Moving to the first floor, the master bedroom features an en-suite bathroom, offering privacy and convenience. The three additional bedrooms are serviced by the family bathroom, ensuring comfort for all occupants. Outside, the front of the property boasts a charming gravelled area with mature trees and shrubs, creating a pleasant and welcoming entrance. A block-paved driveway allows parking space for three vehicles and leads to a single attached garage with an up and over door, providing secure storage for your vehicle and belongings. The rear garden is fully enclosed, offering privacy and security. It features timber fencing on each side and a brick wall at the rear. The garden is mainly laid to lawn, providing ample space for outdoor activities. A paved patio area offers a perfect spot for al fresco dining or relaxation. Additionally, a summer house adds a touch of versatility and can be used for various purposes.

Full Description

Welcome to Fields End in Ulceby, where you'll discover a beautiful four-bedroom detached family home situated in a peaceful development with convenient access to motorway links. Upon entering the property, you'll be greeted by an entrance hallway that sets the welcoming tone for the

house. A convenient downstairs WC is also available for added convenience. The living room provides a comfortable and spacious area for relaxation, while the dining room offers a dedicated space for family meals and entertaining. A delightful conservatory adds a touch of elegance and provides an excellent space for enjoying natural light and garden views. The well-equipped kitchen is designed to meet the needs of a busy family and offers ample storage and preparation space. Adjacent to the kitchen is a utility room, providing additional storage and laundry facilities. Moving to the first floor, the master bedroom features an en-suite bathroom, offering privacy and convenience. The three additional bedrooms are serviced by the family bathroom, ensuring comfort for all occupants. Outside, the front of the property boasts a charming gravelled area with mature trees and shrubs, creating a pleasant and welcoming entrance. A block-paved driveway allows parking space for three vehicles and leads to a single attached garage with an up and over door, providing secure storage for your vehicle and belongings. The rear garden is fully enclosed, offering privacy and security. It features timber fencing on each side and a brick wall at the rear. The garden is mainly laid to lawn, providing ample space for outdoor activities. A paved patio area offers a perfect spot for al fresco dining or relaxation. Additionally, a summer house adds a touch of versatility and can be used for various purposes.

ENTRANCE HALLWAY Accessed through a composite door with opaque windows to each side, lights and coving to ceiling, stairs to first floor, radiator.

DOWNSTAIRS WC With light to ceiling, low level WC, hand wash basin.

KITCHEN With spotlights to ceiling, UPVC double glazed window to rear and side aspect, selection of wall and base units with laminate worktops, stainless steel one and a half drainer sink with chrome mixer tap, electric fan assisted oven and oven/grill, gas hob with extractor fan, integrated dishwasher, .

UTILITY With light to ceiling, UPVC double glazed door to rear aspect, space and plumbing for a washing machine, space for dryer.

DINING ROOM With

light and coving to ceiling, radiator, through open arch into:- CONSERVATORY With light to ceiling, UPVC double glazed French doors, radiator. LIVING ROOM With light and coving to ceiling, UPVC double glazed bay window to front aspect, radiator, feature gas fire with surround. FIRST FLOOR LANDING With light to ceiling, storage cupboard. MASTER BEDROOM With light to ceiling, UPVC double glazed window to front aspect, radiator, storage cupboard. MASTER EN-SUITE With spotlights to ceiling, UPVC opaque double glazed window to front aspect, WC, vanity housed hand wash basin, cubicle shower mains controlled, radiator. BEDROOM TWO With light to ceiling, UPVC double glazed window to rear aspect, radiator. FAMILY BATHROOM With spotlights to ceiling, UPVC opaque double glazed window to rear aspect, WC, pedestal hand wash basin, panelled bath with over head shower, radiator. BEDROOM THREE With light to ceiling, UPVC double glazed window to rear aspect, radiator, built in wardrobes.

ENTRANCE HALLWAY

ENTRANCE Via uPVC door into porch way and through secondary uPVC door into hallway

LOUNGE

DINING ROOM

With light and coving to ceiling, radiator, through open arch into:-

SUNROOM

With light to ceiling, UPVC double glazed door to rear aspect, space and plumbing for a washing machine, space for dryer.

KITCHEN

With spotlights to ceiling, UPVC double glazed window to rear and side aspect, selection of wall and base units with laminate worktops, stainless steel one and a half drainer sink with chrome mixer tap, electric fan assisted oven and oven/grill, gas hob with extractor fan, integrated dishwasher,

UTILITY

With light to ceiling, UPVC double glazed door to rear aspect, space and plumbing for a washing machine, space for dryer.

DOWNSTAIRS W.C

With light to ceiling, low level WC, hand wash basin.

FIRST FLOOR HALLWAY

With light to ceiling, storage cupboard.

BEDROOM ONE

With light to ceiling, UPVC double glazed window to front aspect, radiator, storage cupboard.

ENSUITE

With spotlights to ceiling, UPVC opaque double glazed window to front aspect, WC, vanity housed hand wash basin, cubicle shower mains controlled, radiator.

BEDROOM TWO

With light to ceiling, UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE

With light to ceiling, UPVC double glazed window to rear aspect, radiator, built in wardrobes.

BEDROOM FOUR

With light to ceiling, UPVC double glazed window to front aspect, radiator, double storage cupboard.

FAMILY BATHROOM

With spotlights to ceiling, UPVC opaque double glazed window to rear aspect, WC, pedestal hand wash basin, panelled bath with over head shower, radiator.

GARAGE

EXTERNALLY

The front of the property is laid to gravel with mature trees and shrubs with a block paved driveway providing off street parking for three vehicles leading to a single attached garage with up and over door. The rear garden is fully enclosed with timber fencing to each side and a brick wall to the rear, laid to lawn, paved patio area with summer house.

7 FIELDS END





7 FIELDS END

ADDITIONAL INFORMATION

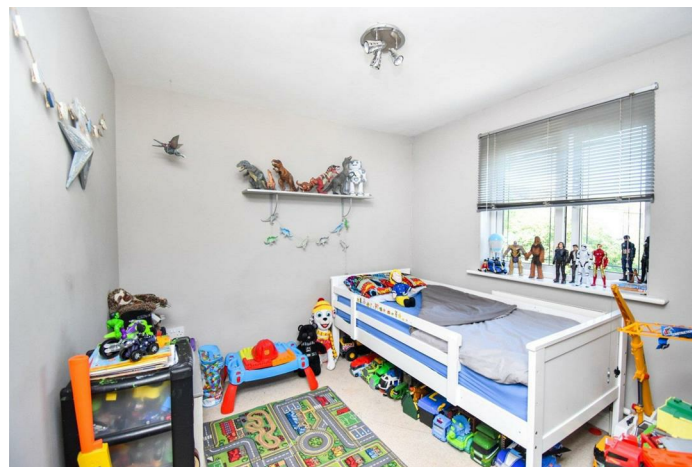
Local Authority –

Council Tax – Band C

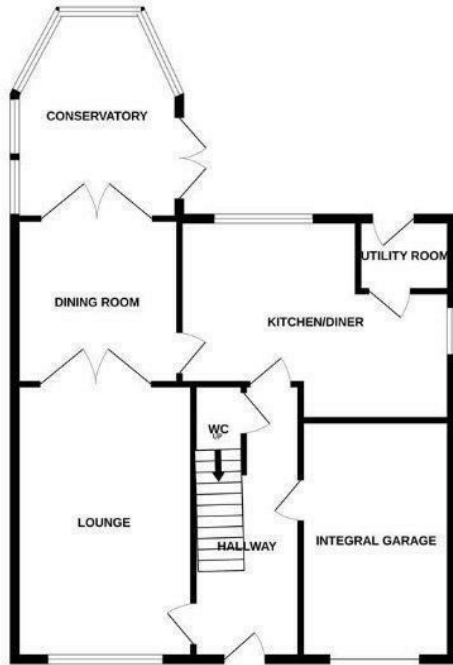
Viewings – By Appointment Only

Floor Area – sq ft

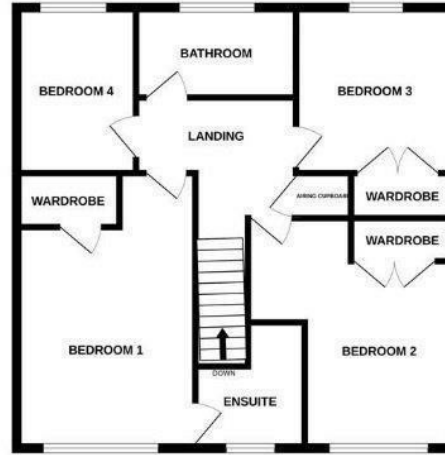
Tenure – Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro ©2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moniques Patch
56 Sea View Street
Cleethorpes
DN35 8HY

07808163324
enquiries@biltons.co.uk
<https://biltons.co.uk/>



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002