

Buy. Sell. Rent. Let.



## Church Walk, South Cockerington



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When it comes to  
property it must be

  
lovelle



£260,000



Lovelle Estate Agency are delighted to bring to the market this rare opportunity to acquire an extended three bedroom semi detached home situated on a plot of 0.25 of an acre. Having undergone recent works by the current owners such as electrical works, heating, windows as well as a fresh scheme of modernisation throughout. This family home is been offered with No Onward Chain.

#### Key Features

- Popular Quiet Village Location
- 0.25 of an Acre Plot
- Extended Semi-Detached Home
- Spacious Lounge Diner
- Kitchen
- Three Bedrooms
- Bathroom & Cloakroom WC
- Large Driveway & Garage
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





## Entrance Hall

6'0" x 14'1" (1.8m x 4.3m)

UPVC entrance door with matching window to the front elevation. Wall mounted electric consumer unit and electric meter. Staircase rising to the first floor accommodation. Radiator. Doors leading to the lounge diner, kitchen and cloakroom WC.

## Lounge Diner

12'0" x 25'0" (3.7m x 7.6m)

This spacious, bright and airy lounge diner benefits from two uPVC double glazed bowed windows to the rear over looking the garden. Exposed brick fire surround with the possibility of opening back up to install a burner or restore an open grate fire. Storage cupboard to one side of the chimney recess. TV aerial and telephone points. Radiators.

## Kitchen

10'0" x 14'0" (3.1m x 4.3m)

Dual aspect uPVC double glazed windows to the front and rear elevations as well as an entrance door opening out to the garden. Fitted with a range of wall and base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with drainer and mixer tap. Tiles to splash areas. Integrated electric fan oven with four ring ceramic electric hob and extractor over. Plumbing for washing machine and dishwasher.

## Utility Area

6'0" x 9'0" (1.8m x 2.7m)

UPVC double glazed bowed window to the front elevation. The utility area leads through to the kitchen and benefits from space for fridge freezer and tumble dryer. Radiator.

## Cloakroom WC

4'1" x 2'1" (1.3m x 0.6m)

UPVC double glazed window to the front elevation. Fitted with a two piece suite comprising of corner sink unit with storage below and stainless steel mixer tap, close coupled WC.

## Landing

UPVC double glazed window to the front elevation. Access to the partially boarded loft space via the loft hatch. Doors leading to all bedrooms and the bathroom.

## Bedroom One

11'1" x 12'0" (3.4m x 3.7m)

UPVC double glazed window to the rear elevation. Storage cupboard. Radiator.

## Bedroom Two

13'0" x 12'0" (4m x 3.7m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

9'6" x 9'1" (2.9m x 2.8m)

UPVC double glazed window to the front elevation. Over stair storage cupboard. Radiator.

## Bathroom

5'0" x 6'0" (1.5m x 1.8m)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of panelled bath with mains shower over, vanity wash hand basin with storage below and stainless steel mixer tap and a dual flush close coupled WC. Mermaid boarding to walls. Chrome heated towel rail.

## Outside

The property sits on a quarter of an acre plot accessed from the road via a large extensive gravelled driveway which leads to the detached single garage and follows to the front of the property. The wrap around gardens are predominately laid to lawn with a combination of timber fencing and mature hedging making up the perimeters. Several mature trees and shrubs. Timber garden shed and coal store. Oil fired central heating boiler and oil storage tank.

## Garage

Detached single garage accessed via an up and over garage door to the front elevation.

## Tenure

The tenure of this property is Freehold.

## Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. Please note the property is on Oil Fired central heating.

## Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of A.

<https://www.e-lindsey.gov.uk/>

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

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

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. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.





### Energy Performance Certificate

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.

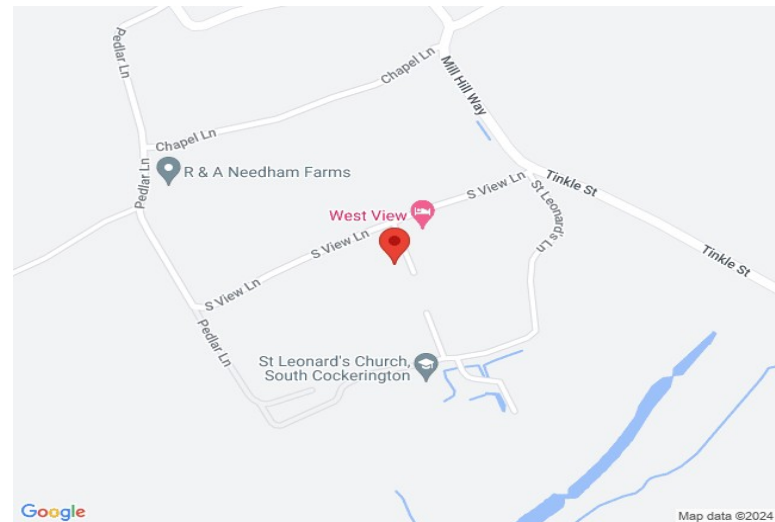
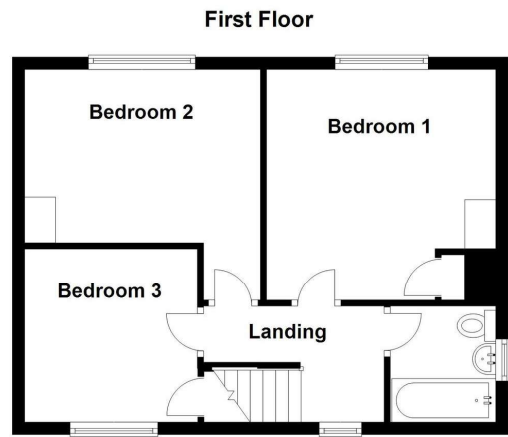
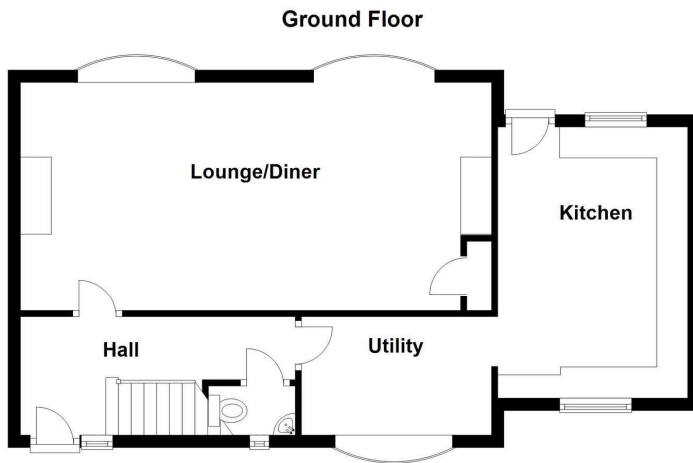
### Agents Notes

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.



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