

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE 7 FIELDS END, ULCEBY

PURCHASE PRICE £260,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£260,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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7 FIELDS END, ULCEBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this well presented four bedroomed detached property in the quite village location of Ulceby. The property comprises of an entrance hall, a lounge, a dining room, a conservatory, a well fitted dining-kitchen, a utility room with plumbing for a washing machine, downstairs WC. To the first floor are four good size bedroom with the master having an en-suite and walk-in wardrobe. The two further bedrooms also having fitted wardrobes, and there is a family bathroom. The property benefits from u.PVC double glazing and gas central heating, also the property has an integral garage with an electric door where the boiler is located. There is parking for 3 vehicles to the front and the rear garden is paved with a small grassed area for ease of maintenance, there is also a bar and a summer house with electrics in the rear garden.

ENTRANCE HALL

Through the composite front door into the hall, stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling.

LOUNGE

18'6 x 10'6 (5.64m x 3.20m)

The lounge with a u.PVC double glazed walk-in bay window to the front, a central heating radiator, a marble effect fire surround with a pebble effect gas fire, laminate to the floor and a light and coving to the ceiling. Double doors to the dining room.



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DINING ROOM

9'9 x 9'9 (2.97m x 2.97m)

With laminate to the floor, a central heating radiator, light and coving to the ceiling and leads to the conservatory.



CONSERVATORY

10'10 x 9'09 (3.30m x 2.97m)

With u.PVC double glazed windows to all side and u.PVC double glazed French doors lead to the garden. A central heating radiator and a light to the ceiling



7 FIELDS END, ULCEBY

DINING-KITCHEN

16'4 x 17'9 (4.98m x 5.41m)

With a range of Beech effect wall and base units with contrasting work surfaces and tiled reveals, a stainless steel one and half bowl sink and drainer with a chrome mixer tap, an integrated electric double oven, an integrated gas hob with a stainless steel extractor fan above and an integrated dishwasher. Two u.PVC double glazed windows, a tiled floor, a central heating radiator and spot lights to the ceiling.



UTILITY

The utility room has a wall and base unit with a contrasting work surface over, plumbing for a washing machine, a tiled floor, A u.PVC double glazed door to the garden and a light to the ceiling.

WC

LANDING

Up the stairs to the first floor accommodation where all panel doors lead off, an airing cupboard and a light to the ceiling.

BEDROOM ONE

12'9 x 11'8 (3.89m x 3.56m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a walk in wardrobe with hanging rails and shelves on either side. A light to the ceiling.



7 FIELDS END, ULCEBY

EN-SUITE

With a white suite comprising of a vanity sink unit with a chrome mixer tap, a toilet with a central chrome flush and a shower enclosure. A u.PVC double glazed obscure window, part tiled walls, a central heating radiator and a light to the ceiling.



BEDROOM TWO

13'11 x 11'8 (4.24m x 3.56m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a fitted wardrobe and a light to the ceiling.

BEDROOM THREE

9'2 x 8'8 (2.79m x 2.64m)

This double bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator, a fitted wardrobe and a light to the ceiling.



BEDROOM FOUR

8'11 x 8'11 (2.72m x 2.72m)

This bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BATHROOM

7'3 x 6'1 (2.21m x 1.85m)

The bathroom with a white suite comprising of a pedestal wash hand basin with chrome taps, a toilet with a chrome flush, a paneled bath with chrome taps and a shower over. A u.PVC double glazed obscure window, part tiled walls, a tiled floor, a central heating radiator and a light to the ceiling.



GARAGE

16'5 x 9'0 (5.00m x 2.74m)

The integral garage with an electric door. There is light and power and the central heating boiler is also located in here.

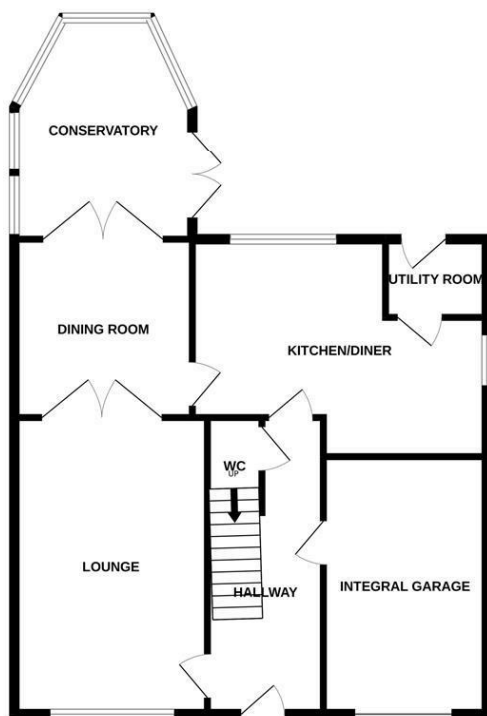
GARDENS

The front garden is open and is mainly block-paved for parking and there is some decorative stones to the side.

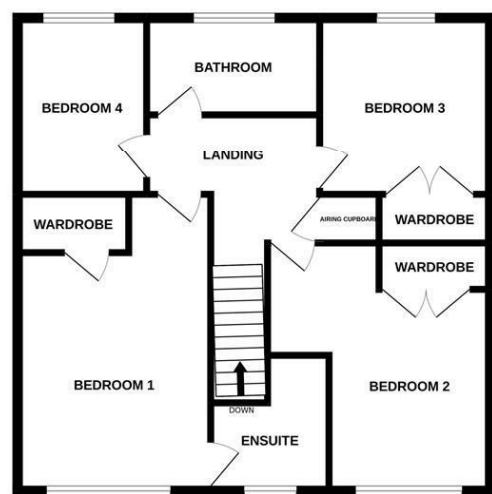
The rear garden has a walled and fenced boundary and is laid to pavers with a small grassed area for ease of maintenance. There is a wooden summer house and bar ideal for entertaining and both have power.



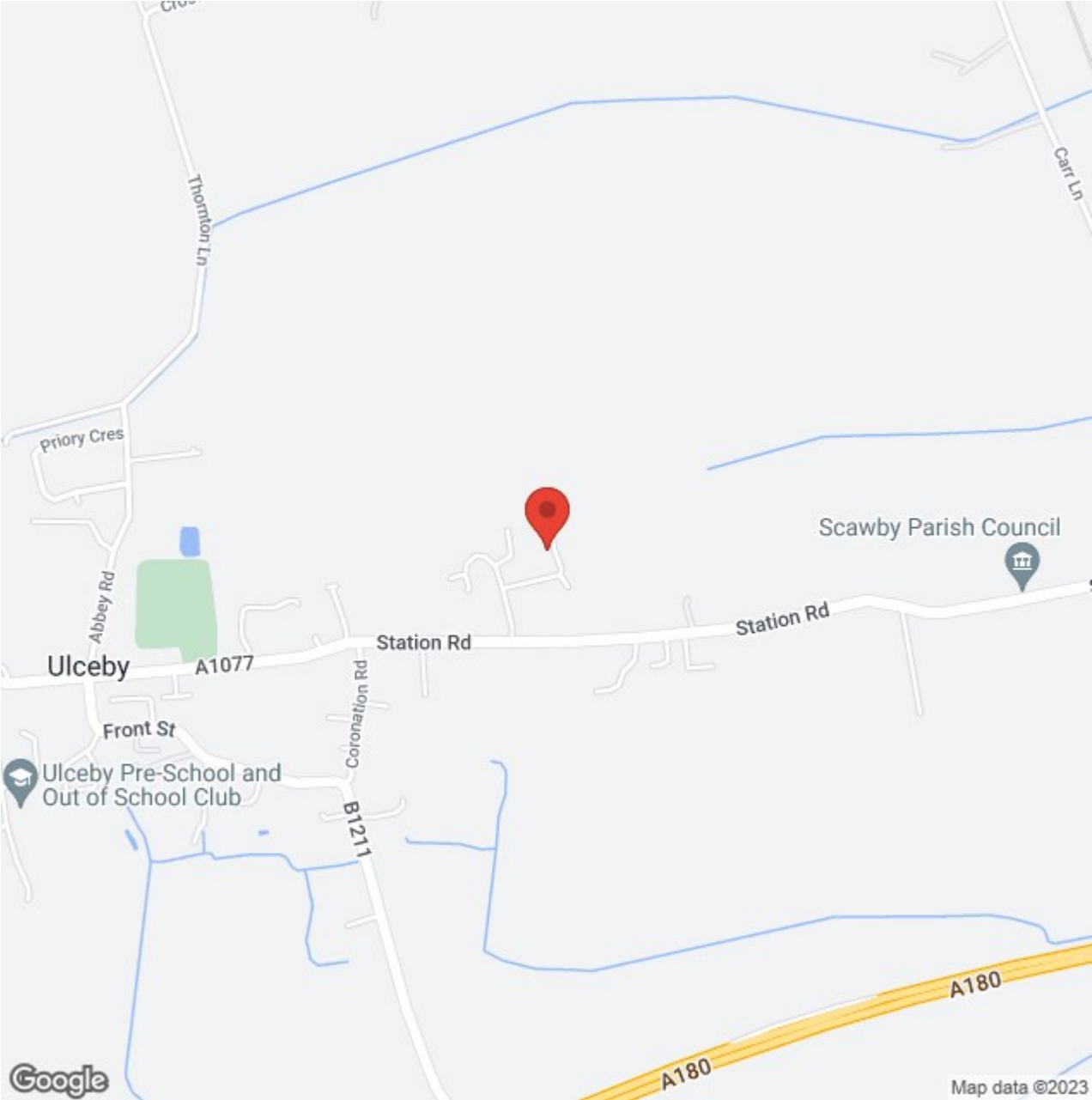
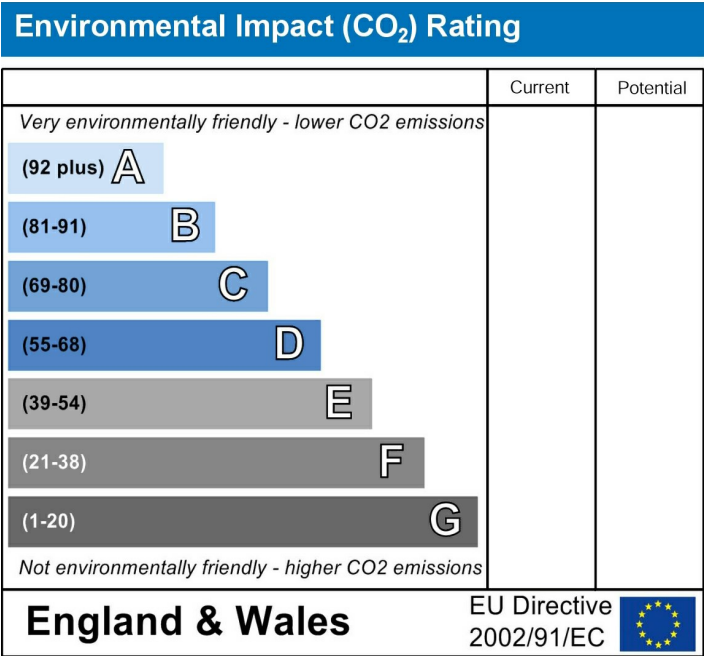
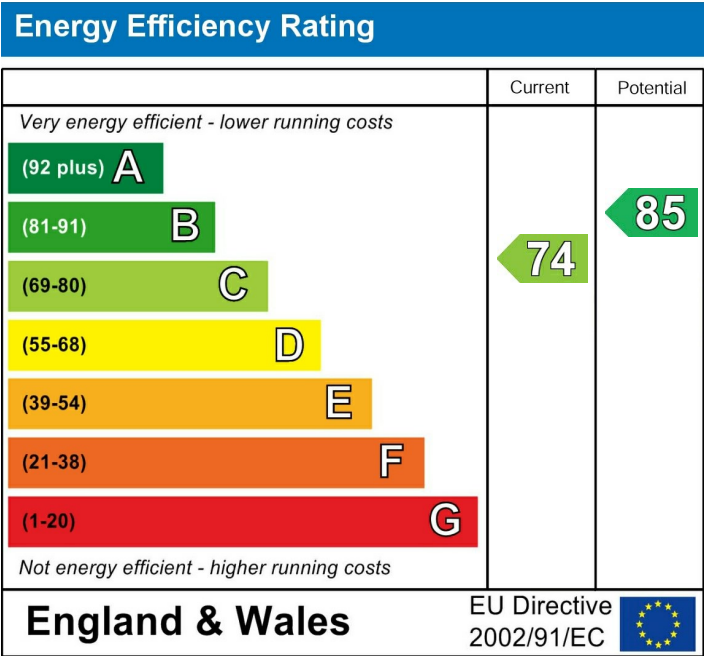
GROUND FLOOR



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.
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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

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They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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