



Station Road, Ulceby



3



1



2

£195,000



Key Features

- FLEXIBLE ACCOMMODATION
- 2 FIRST FLOOR BEDROOMS
- POSSIBLE 2 GROUND FLOOR BEDROOMS
- 17' BREAKFAST KITCHEN
- 5 CAR DRIVE PARKING
- EASY CARE GARDENS
- EPC RATING D
- FREEHOLD





This well presented semi detached home offers well proportioned and flexible accommodation. The ground floor comprises of a Lounge, 17 ' Breakfast Kitchen, Bathroom and single bedroom. The Dining room is currently a double bedroom with Conservatory off. There are a further 2 double bedrooms to the first floor. A 5 car drive leads to a single GARAGE and there are views to open farmland to the rear.

ENTRANCE

A side Pvcu door opens to an L shaped Hall with radiator, coving and stair to the first floor.

LOUNGE 4.57m x 3.67m (15ft x 12ft)

A well lit forward facing room with Pvcu double glazed picture window, radiator, coving, tv aerial point and remote controlled wall mounted pebble effect gas fire.

BREAKFAST KITCHEN 5.27m x 3.16m (17.3ft x 10.4ft)

Linking home to garden and well appointed with an extensive range of light oak style units with grey worktops to include inset resin sink with cupboard under, space and plumbing for both an automatic washing machine and dishwasher, a further 10 base units, built in larder style fridge and freezer, an additional 10 units at eye level, inset electric hob with extractor over and oven under, tiled splash areas, coving, radiator, Pvcu double glazed window to the side and matching door opening to the rear terrace.

DINING ROOM/ BEDROOM 3.34m x 3.67m (11ft x 12ft)

A rear facing versatile room currently used as a double bedroom with radiator, coving, tv aerial point, understair Store and Pvcu sliding doors to the Conservatory.

CONSERVATORY 2.39m x 2.56m (7.8ft x 8.4ft)

Comprising of Pvcu double glazed panels over brick plinths with sloping translucent roof, radiator, tiled floor and door to the rear gardens.



BEDROOM 3 2.87m x 2.4m (9.4ft x 7.9ft)

A forward facing room with radiator, coving and Pvcu double glazed window.

BATHROOM 2.59m x 1.63m (8.5ft x 5.3ft)

A fully tiled room appointed with a suite in white to include a bath with beech style front panel, mixer tap, electric shower over and glazed screen, vanity unit with inset wash hand basin and wc with concealed cistern, 2 Pvcu double glazed windows, chrome towel radiator, extractor fan and tiled floor.

LANDING

BEDROOM 1 4.51m x 3.23m (14.8ft x 10.6ft)

A forward facing double room with Pvcu double glazed window, radiator and a range of fitted furniture to include 2 double wardrobes, dressing table and side drawer units. There is also an additional Dressing Area (3.53m x 1.99m) with Pvcu double glazed window, hanging rails and access to the eaves storage spaces.

BEDROOM 2 4.55m x 2.56m (14.9ft x 8.4ft)

Enjoying views to the rear garden and to open farmland beyond this further double room includes a Pvcu double glazed window, radiator, coving and deep cupboard housing the gas fired combination boiler.

OUTSIDE

The property is fronted by a low wall beyond which there is a deep, neat lawn area and a 5 car concrete side drive extends to the rear where there is a detached SINGLE GARAGE with up and over door, Pvcu window and side door. Immediately to the rear of the property there is a large concrete terrace which leads to a further lawn. To the rear of the Garage there is a sheltered seating area with timber pergola and trellis and a useful timber garden Shed completes the property.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.





COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

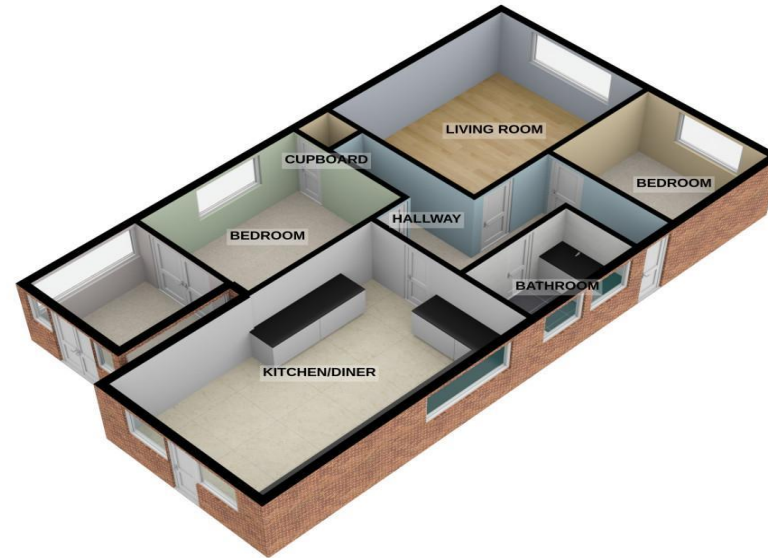
ANTI MONEY LAUNDERING AND REFERRALS.

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
7 BRATION LEAD BERRY

