



Abbey Road, Ulceby



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3

£255,000



Key Features

- WELL PRESENTED
- 17'10 LOUNGE
- BREAKFAST KITCHEN
- CONSERVATORY
- 2 GARAGES AND PARKING
- POTENTIAL EXTENSION
- EPC RATING D
- FREEHOLD





Situated in the heart of the village this well presented detached home offers generous and flexible 3 bedroom family accommodation. In addition to the 17'10 lounge there is both a separate Dining Room and Breakfast Kitchen together with a conservatory which links to the rear Courtyard. The double and single Garages together with reception parking cater for inevitable guests and the boarded and plastered Attic could become further accommodation if required.

VIRTUAL REALITY TOUR

Click the link:

<https://kuula.co/share/collection/7JVCN?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

RECEPTION HALL

A Pvcu door leads to the Reception Hall, with square spindle balustraded stairs to the first floor, coving and radiator.

CLOAK ROOM

Appointed with a suite in white to include a close coupled WC, wash hand basin with four cupboards under, radiator, laminated flooring, coving and PVC double glazed window.

BREAKFAST KITCHEN 3.26m x 4.9m (10.7ft x 16.1ft)

Appointed with a range of light fronted Shaker style units with green granite effect worktops to include an inset 1 1/2 bowl ceramic sink unit with cupboards under, integrated dishwasher and refrigerator, dresser unit, inset four burner gas hob with extractor over and oven under, a further six units of eye level, coving, radiator, Pvcu double glazed window, matching splash backs, TV aerial point and rear personnel door.

UTILITY 2.52m x 1.78m (8.3ft x 5.8ft)

A practical space with additional work surfacing with cupboard under, space and plumbing for both an automatic washing machine and tumble dryer, wall mounted gas fired combination boiler, Pvcu double glazed window, coving and space for an American style refrigerator.



LOUNGE 3.47m x 5.44m (11.4ft x 17.8ft)

A forward facing room with Pvcu double glazed window, radiator, coving, TV aerial point, light marbled fire surround and hearth with inset log effect gas fire, french doors to the Conservatory and squared archway to the Dining Room.

DINING ROOM 2.63m x 3.3m (8.6ft x 10.8ft)

A flexible room with Pvcu double glazed window overlooking the rear garden, radiator, coving, and door to the Reception Hall.

CONSERVATORY 4.03m x 5.76m (13.2ft x 18.9ft)

(Maximum measurements) Comprising of Pvcu double glazed panels over brick plinths with sloping translucent roofs, laminated flooring, radiator, TV aerial point and French doors to the rear Courtyard.

LANDING

Centrally placed with radiator, square spindle balustraded staircase, coving, radiator and laddered access to the ATTIC with boarded floor, radiator, plastered walls and Pvcu double glazed window to the gable end.

BEDROOM 1 2.97m x 5.45m (9.7ft x 17.9ft)

(Maximum measurements.) A generous dual aspect room with Pvcu double glazed windows to front and rear, coving, two radiators and TV aerial point.

BEDROOM 2 3.45m x 3.08m (11.3ft x 10.1ft)

A further dual aspect double room with Pvcu double glazed windows to the front and side, coving, radiator and TV aerial point.

BEDROOM 3 2.3m x 2.98m (7.5ft x 9.8ft)

With a window to rear aspect, coving, radiator, and TV aerial point.

BATHROOM 3.66m x 2.13m (12ft x 7ft)

A fully tiled room appointed with a suite in white to include a free standing double ended bath with telephone style mixer shower attachment, close coupled WC, washstand with inset basin and cupboard under, glazed and tiled shower enclosure on raised plinth, radiator, shaver point, coving and PVC double glazed window.



OUTSIDE

The property is fronted by a timber fence beyond which there are neat, established shrubs and herbaceous borders. There is a broad block paved reception area providing both car parking and space for the storage of a caravan together with an attached GARAGE (5.46m x 4.42m) with up and over door, electric light and power, fitted store cupboards, workbench and rear door. There is a second block built SINGLE GARAGE with open over entrance door and door to the rear garden. Immediately to the rear of the property there is a painted timber deck which leads via an area of synthetic grass to a courtyard style paved garden. The property is made secure by his side gate with storage area.

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 D. 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.



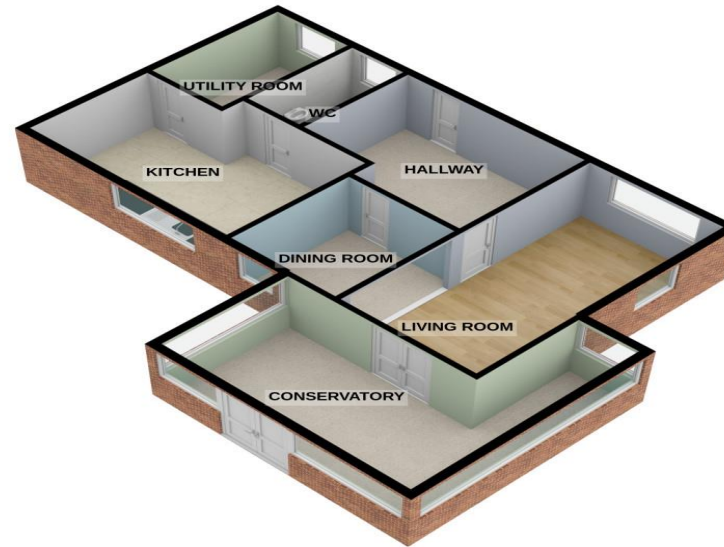
KEY FACTS FOR BUYERS

Click the Link:

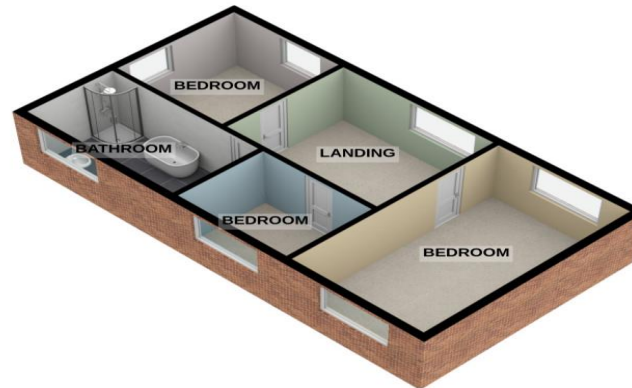
<https://sprift.com/dashboard/property-report/3-abbey-road-ulceby-dn39-6tj/2712991>



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



FIRST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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Address: 3 Abbey Road, ULCEBY, DN39 6TJ

RRN:

