



Low Road, Worlaby



4



1



2



£170,000



## Key Features

- NO UPWARD CHAIN
- COMPLETE RENOVATION
- POTENTIAL DEVELOPMENT SITE
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- GENEROUS PARKING.
- EPC RATING G
- FREEHOLD





#### NO UPWARD CHAIN.

Priced to reflect the degree of upgrading and modernisation required this rarely available Woldside village detached Bungalow offers flexible 4 bedroom accommodation within a 0.3 ACRE approx plot. The home currently includes an 18' Lounge, separate Dining room and a Kitchen with breakfast area. There is the potential for extensive parking and initial enquiries of North Lincolnshire council indicate the site as being suitable for redevelopment.

#### HALL

A side door opens to the L shaped Hall with access to the roof space.

#### DINING ROOM 4.64m x 3.36m (15'2" x 11'0")

Allowing access to the Lounge and to the Breakfast Area with window to the side aspect and radiator. An opening with decorative iron work leads to

#### BREAKFAST AREA 3.46m x 2.64m (11'5" x 8'8")

With window to the side aspect, radiator and opening to

#### KITCHEN 3.47m x 2.65m (11'5" x 8'8")

Appointed with a range of high and low white fronted units with sink unit, inset hob with extractor over, built in oven and floor standing gas fired central heating boiler.

#### LOUNGE 5.60m x 3.35m (18'5" x 11'0")

A generous forward facing room with 2 radiators and patio doors to the front garden

#### BEDROOM 1 4.60m x 3.60m (15'1" x 11'10")

A double room with radiator and window allowing views to the rear gardens.

#### BEDROOM 2 3.50m x 2.55m (11'6" x 8'5")

Window to the side aspect and radiator.

#### BEDROOM 3 3.31m x 2.47m (10'11" x 8'1")

Window to the rear and radiator.

#### BEDROOM 4 2.78m x 2.46m (9'1" x 8'1")

Window to the side aspect and radiator.

#### SHOWER ROOM 2.80m x 2.34m (9'2" x 7'8")

Appointed with a suite to include wall mounted wash hand basin, toilet and wet area.

#### OUTSIDE

The property is set well back from the road with a reception drive which extends to the side of the property. The large rear garden has recently been cleared of trees and shrubs but requires landscaping.

#### PLANNING NOTE

A pre- application has been lodged with North Lincolnshire Planning department for the redevelopment of the land to include a single detached dwelling together with a pair of semi detached houses. Interested parties should satisfy themselves as to the suitability of the site for their own requirements by enquiries to North Lincolnshire council prior to agreement of any offer to purchase.

#### 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 C. 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	17	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
40 King Street, Epsom

