



Station Road, Howsham



OFFERS OVER £280,000



Key Features

- NO UPWARD CHAIN
- STUNNING WOLD VIEWS
- 0.66 ACRE APPROX
- 31'7 VAULTED LOUNGE
- 24' KITCHEN
- LARGE UTILITY
- EPC RATING TBC
- FREEHOLD





NO UPWARD CHAIN

Sitting within approx 0.66 acres on the edge of the hamlet of Howsham and enjoying outstanding views to the Lincolnshire Wolds this distinctive detached bungalow offers potential for further refurbishment to create a home of unique character. The well proportioned accommodation includes a 31'7 triple aspect lounge with vaulted ceiling, modern shower room and a 24' dining kitchen with large utility off. There is scope for extensive parking.

MUST BE VIEWED.

ENTRANCE HALL 1.20m x 3.68m (3'11" x 12'1")

With Pvcu door to the front garden, radiator, picture rail, access to the roof space and opening to

INNER HALL 4.67m x 2.22m (15'4" x 7'4")

A centrally placed Hall allowing access to the principle rooms with radiator, picture rail and fixed windows overlooking the Kitchen. (Formerly used as a Study.)

LOUNGE 3.64m x 9.64m (11'11" x 31'7")

A triple aspect room with high, panelled and vaulted ceiling with exposed truss work and Pvcu double glazed windows to the side and rear aspects with matching French doors to the front. The room also includes a feature brick built chimney breast with raised hearth and fireplace. Multi-pane doors open to Bedroom 2.

DINING KITCHEN 3.18m x 7.29m (10'5" x 23'11")

Clearly the social heart of the home with a range of fitted straw coloured high and low units with Belfast style deep glazed sink unit and space for a propane gas fired range cooker, quarry tiled floor, radiator, tiled splash areas, exposed brick work to one wall and chimney breast with raised, flagged hearth. Pvcu double glazed window with matching door and sliding patio doors to the rear.



UTILITY 2.44m x 4.45m (8'0" x 14'7")

A practical area with sealed unit windows to 2 aspects, floor standing propane gas fired boiler, fitted with a range of high and low oak style units with grey worktops, radiator and large walk-in store housing, plumbing for a washing machine, water cylinder and floor standing boiler.

BEDROOM 1 3.59m x 3.62m (11'10" x 11'11")

A forward facing double room with Pvcu double glazed window and fitted wardrobes with mirror doors.

BEDROOM 2 3.02m x 3.66m (9'11" x 12'0")

A further forward facing double room with Pvcu double glazed window, radiator, picture rail and twin multi-paned doors through to the Lounge

SHOWER ROOM 2.08m x 2.25m (6'10" x 7'5")

Appointed with a modern suite in white to include close couple wc, rectangular wash hand basin with cupboard under, glazed and tiled walk-in shower enclosure, radiator, part tiled walls and tiled floor.

OUTSIDE

The property occupies an end of village position with stunning views towards the Lincolnshire Wolds and the generous plot is mainly laid to lawn with a small orchard together with various sheds and block built stores. There are high timber gates to the side of the property which provides both privacy and security as well as access to the reception parking area.

NOTE

1. Heating and hot water are provided via an oil fired system and the boiler is located in the Utility room.
2. The property is understood to be connected to the mains for water and drainage.
3. The property was subject to a satisfied insurance claim in 2013 relating to damage caused by a nearby willow tree which was subsequently removed.

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.





GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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