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Church Lane, Utterby



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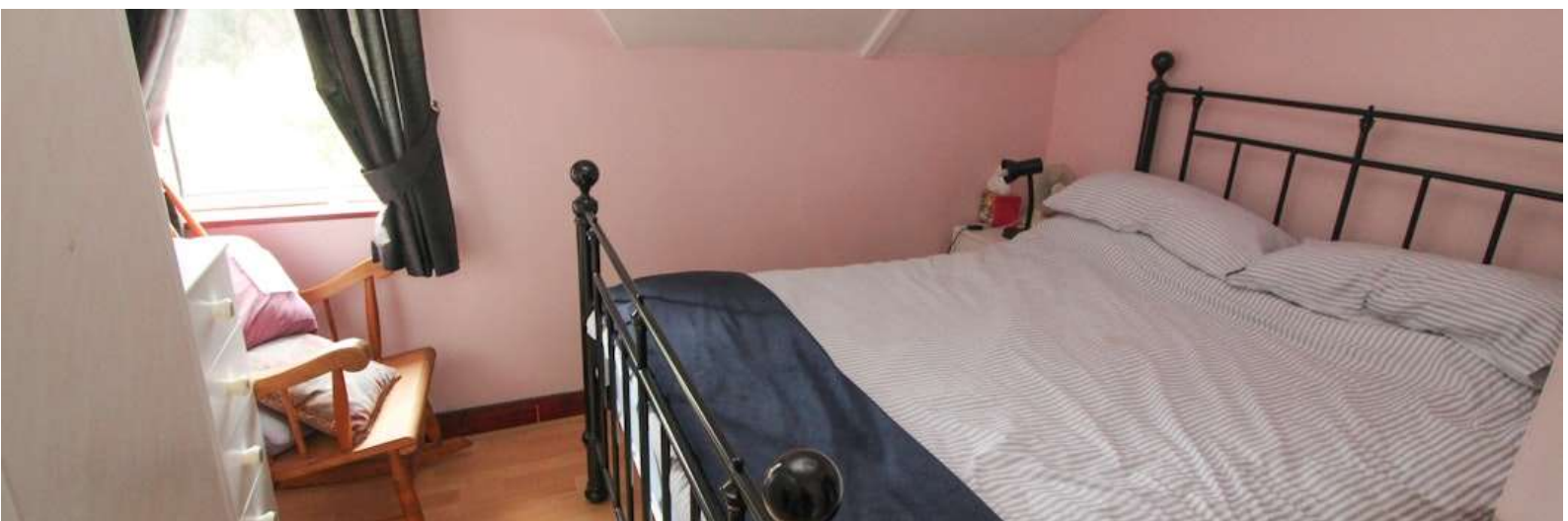
£260,000



Viewing is invited on this extended semi detached house located on a quiet lane within this popular village. The property has a good sized mature plot and benefits from uPVC double glazing and LPG gas central heating system. The well planned family sized accommodation briefly comprises entrance hall, cloakroom wc, lounge, dining room, kitchen, utility room, study, landing, four bedrooms and family bathroom. Lawned front and rear gardens. Extensive driveway and double garage.

Key Features

- Extended Semi Detached House
- Popular Village Location
- Lounge & Dining Room
- Kitchen & Utility Room
- Cloakroom & Study
- Four Bedrooms
- EPC rating D
- Tenure: Freehold





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Entrance Hall

Part glazed uPVC entrance door with window to the front. Staircase rising to the first floor accommodation. Wood parquet flooring. Radiator. Access to all ground floor rooms.

Cloakroom WC

Window to the side. Fitted with a two piece suite comprising low flush wc and wash hand basin with mosaic tiled splashback.

Lounge

12'6" x 12'8" (3.8m x 3.9m)

Bow window to the front. The main focal feature of this room is the brick fireplace with display plinths incorporating an open fire grate. TV aerial point. Radiator.

Dining Room

8'6" x 12'2" (2.6m x 3.7m)

This room has an open arch to the kitchen. Radiator.

Home Office

6'2" x 10'0" (1.9m x 3m)

Window to the side. Shelving to walls. Wooden parquet flooring and radiator.

Kitchen

9'1" x 13'1" (2.8m x 4m)

Window to the rear. Fitted with wall and base units with complementary worksurfaces incorporating 1 1/2 bowl sink unit with mixer tap. Tiling to the splash areas. Plumbing for a dishwasher and LPG gas cooker point. Handy shelved pantry. Wall mounted LPG gas fired central heating boiler. Coving to the ceiling and radiator.

Utility Room

6'11" x 15'11" (2.1m x 4.9m)

Window and part glazed uPVC entrance door to the rear. Wall and base units with complementary work surfaces incorporating a stainless steel sink unit and tiling to the splash areas. Plumbing for a washing machine and space for other domestic appliances. Radiator.

Landing

Window to the side. Access to the loft and all bedrooms and bathroom. Large built in airing cupboard equipped with radiator.

Bedroom One

10'2" x 13'6" (3.1m x 4.1m)

Window to the rear. Wall to wall fitted Sharps wardrobes. Wood effect laminate flooring. TV aerial point and radiator.

Bedroom Two

12'1" x 10'6" (3.7m x 3.2m)

Window to the front. Wood effect laminate flooring. Radiator.

Bedroom Three

9'3" x 10'6" (2.8m x 3.2m)

Window to the rear. Wood effect laminate flooring and radiator.

Bedroom Four

8'1" x 12'1" (2.5m x 3.7m)

Window to the side. Radiator.

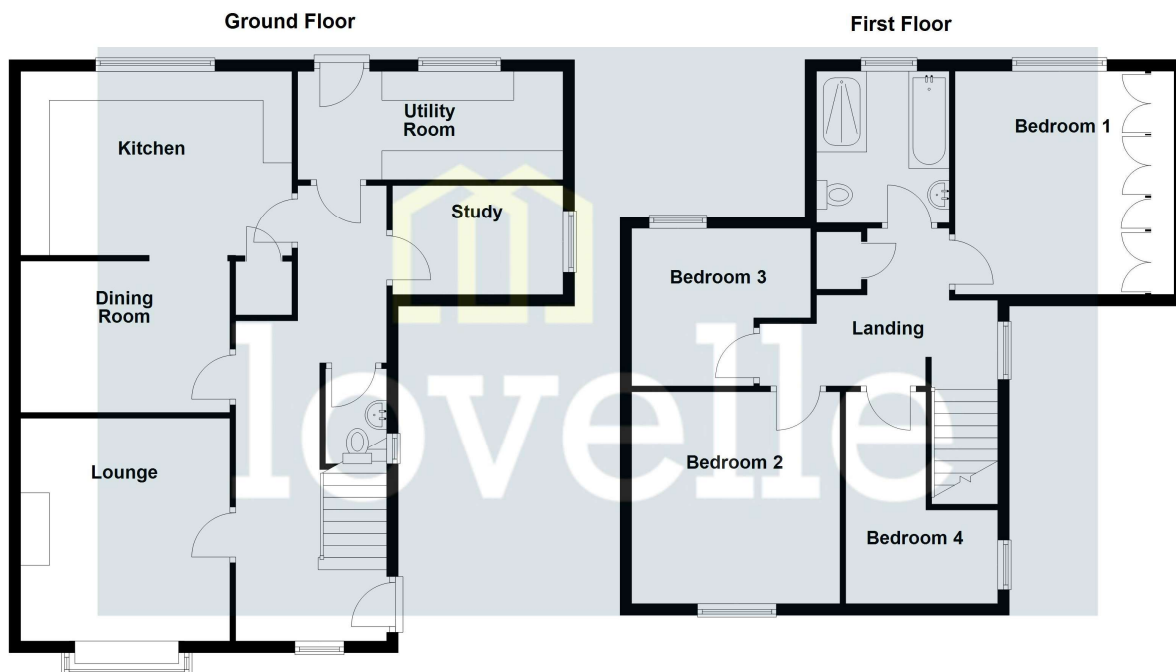
Family Bathroom

7'6" x 9'1" (2.3m x 2.8m)

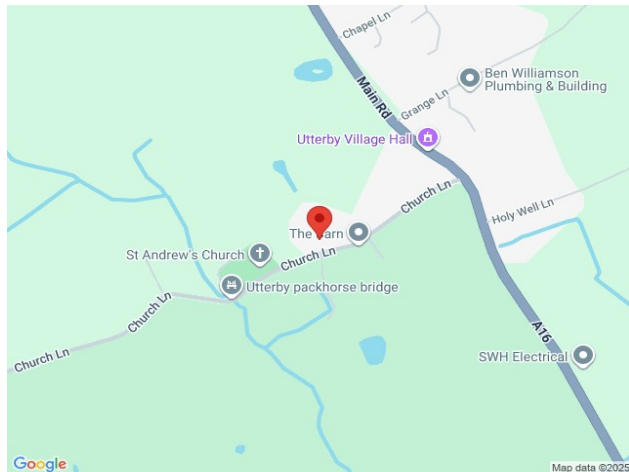
Window to the rear. Recently installed contemporary four piece suite comprising panelled bath, close coupled wc, vanity wash hand basin with storage below and LED mirror above. Walk in shower enclosure with mains mixer rainfall shower. Chrome heated towel rail.

Outside

This property is sat on a good sized plot with the front garden enclosed by hedging to the perimeters. Extensive driveway, providing off road parking for several vehicles and leading to the double garage. The double garage is concrete sectional. The rear garden has a walled patio area immediate to the property and giving access to the brick outbuilding. Lawned area with fencing to the perimeter. Outside lighting and LPG gas storage tank.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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