

Buy. Sell. Rent. Let.


lovelle



Saddleback Road, South Cockerington



4



1



3

When it comes to
property it must be


lovelle



£395,000

 4
  1
  3

This impressive detached home, set in a tranquil rural location, offers a versatile and spacious interior with three / four bedrooms, two reception rooms, a well-appointed kitchen diner, a private garden with open field views and a double garage, making it an ideal family home that combines space, comfort, and scenic charm.

Key Features

- Tranquil Rural Location
- Two Spacious Reception Rooms
- Well Appointed Kitchen Diner
- Three/Four Well -Proportioned Bedrooms
- Charming Exposed Brick Fireplaces
- Family Bathroom
- Utility Room & WC
- Extensive Parking & Double Garage
- Open Field Views
- No Onward Chain
- EPC rating U
- Tenure: Freehold





We are delighted to present for sale this impressive, detached house set in a tranquil and rural location. This property boasts a plethora of features, making it a perfect choice for families seeking an idyllic lifestyle.

The house has been well maintained and is in good condition. There are two reception rooms, one of which runs the full depth of the property and boasts triple aspect windows creating a bright and airy space, one of the unique features of this house is the charming exposed brick fireplace's, two of which are home to cast iron multi fuel burners, providing focal points in the lounge, snug and kitchen diner, these fireplaces create a cosy atmosphere during those colder months.

The heart of the home is the well-appointed kitchen diner. It will meet all your culinary needs and provide a social hub for entertaining. The kitchen diner benefits from open field views, a feature that extends to many areas of the house, offering a peaceful and scenic outlook.

The property benefits from three / four well-proportioned bedrooms, providing ample living space for a growing family. The master bedroom leads on from an additional bedroom which could be utilised as either a home office or dressing room.

The spacious bathroom is well fitted and serves the bedrooms adequately and comprises of a p-shaped bath with shower over, vanity wash hand basin and close coupled WC. As well as the addition of a ground floor utility room which is home to a WC providing extra space and convenience.

The house also offers an extensive gravelled driveway which leads to a large detached double garage, offering not just parking but also additional storage or workspace if required, or even the possibility of creating a self-contained annex (subject to the necessary planning permission).

Additionally, the property comes with its own private gardens, a perfect sanctuary for both children to play and adults to relax. The garden, coupled with the open field views, truly brings the beauty of the rural location to your doorstep.

In terms of practicalities, the property falls under council tax band C and benefits from uPVC double glazing throughout and oil fired central heating.

In conclusion, this detached house is a truly fantastic family home. It offers the perfect combination of space, comfort, and rural charm. We are confident that the house's unique features and the picturesque location will make it an ideal home for any family. We invite you to arrange a viewing to fully appreciate what this property has to offer.

Room Measurements

Ground Floor

Lounge: 11'11" x 20'03"

Snug: 12'06" x 10'11"

Kitchen Diner: 20'07" x 12'05"

Utility Room / Cloakroom WC: 7'09" x 6'08"

First Floor

Bedroom One: 9'04" x 11'10"

Bedroom Two / Dressing Room: 11'11" x 9'05"

Bedroom Three: 12'05" (max) x 12'09" (max)

Bedroom Four: 9'00" x 7'02"

Bathroom: 11'00" x 7'02"

Double Garage: 18'07" x 24'02"

Disclaimer

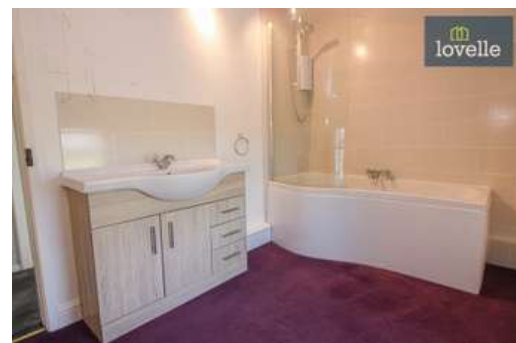
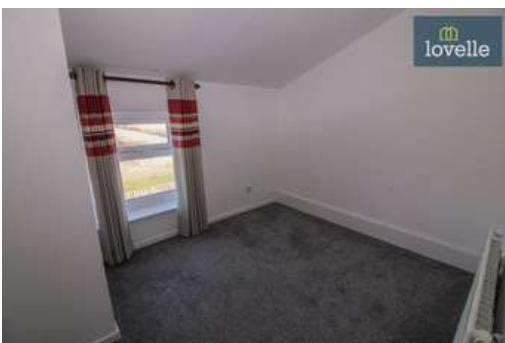
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and Broadband Checker

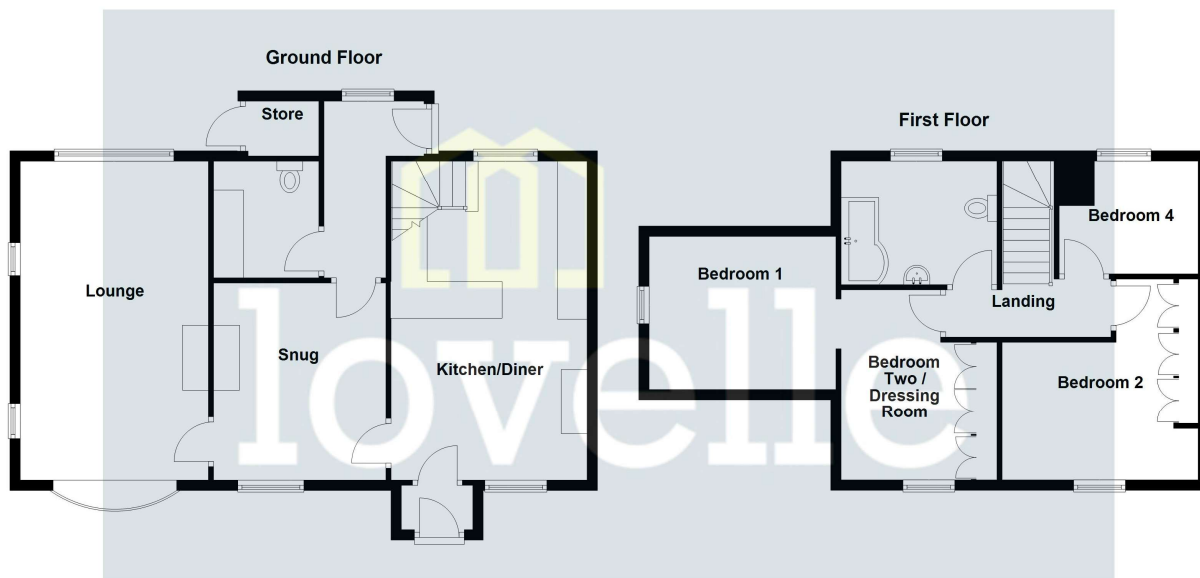
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

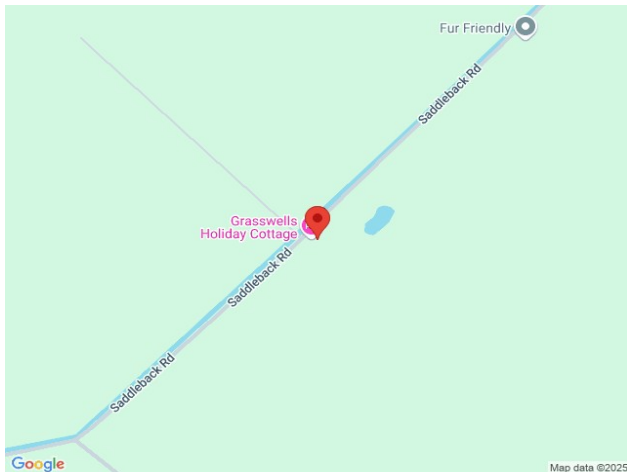
Please note the property is on a septic tank sewerage system and Oil fired central heating.







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.



When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk

