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Prince William Road, Newtoft



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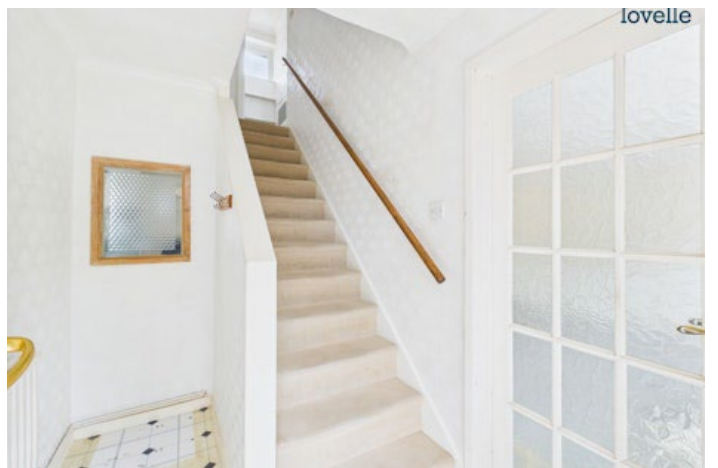
1



2

When it comes to
property it must be


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£140,000

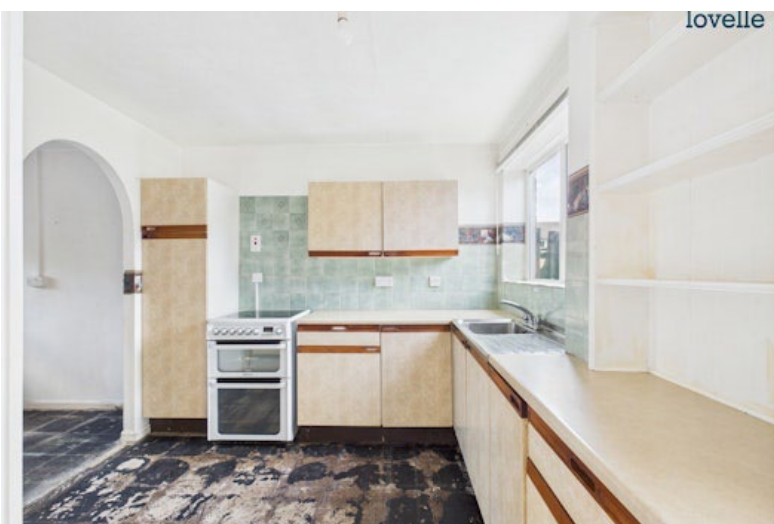


SPACIOUS END TERRACE HOUSE - in need of modernisation, offering a larger than average plot. Comprising entrance hall, lounge diner, kitchen, utility, conservatory, 3 bedrooms, WC, bathroom. Gardens, Land & Workshop.

AN IDEAL INVESTMENT - NO ONWARD CHAIN

Key Features

- Spacious End Terrace House
- Popular Village Location
- In Need of Modernisation
- Entrance Hall, Lounge Diner
- Kitchen, Utility, Conservatory
- 3 Bedrooms, WC, Bathroom
- EPC rating D
- Tenure: Freehold





Situation

Newtoft is a charming rural hamlet which lies just 4.9 miles from Market Rasen & 13.7 miles from Lincoln. Newtoft further benefits from transport links to Faldingworth Primary School, De Aston Secondary School and Normanby By Spital primary school. Newtoft also has a Social Hall which holds a range of activities including a regular toddler group and is also available for private hire, the local park also provides regulars football matches for the local clubs.

Entrance Hall

1.79m x 2.53m (5'11" x 8'4")

uPVC entrance door with adjoining side screen, radiator, laminate flooring and stair to first floor accommodation

Lounge Diner

4.17m x 5.39m (13'8" x 17'8")

double glazed window to front aspect, radiator and feature fire place

Kitchen

3.47m x 2.84m (11'5" x 9'4")

a range of fitted wall and base units, stainless steel sink unit, space for cooker, tiled splash backs, understairs storage cupboard, radiator and double glazed window to rear aspect

Utility

1.68m x 2.53m (5'6" x 8'4")

space and plumbing for washing machine, space for tumble dryer, space for fridge freezer and double glazed window to front aspect

Conservatory

5.04m x 1.68m (16'6" x 5'6")

double doors to rear aspect

Landing

2.81m x 0.89m (9'2" x 2'11")

double glazed window to rear aspect, roof void access and airing cupboard

Bedroom 1

3.87m x 3.28m (12'8" x 10'10")

double glazed window to front aspect, radiator and storage cupboard

Bedroom 2

2.53m x 3.67m (8'4" x 12'0")

double glazed window to front aspect, radiator and storage cupboard

Bedroom 3

3.29m x 2.19m (10'10" x 7'2")

double glazed window to rear aspect, radiator and storage cupboard

WC

1.57m x 0.82m (5'2" x 2'8")

low level WC, tiled splash backs and double glazed window to rear aspect

Bathroom

1.68m x 1.79m (5'6" x 5'11")

pedestal hand wash basin, panelled bath, tiled splash backs, radiator and double glazed window to rear aspect

Gardens

occupying a good sized plot, with gardens front and rear being low maintenance gravelled gardens

Workshop / Garage

3.53m x 6.14m (11'7" x 20'1")

formerly a garage this is set up as a workshop and potting shed, with power, lighting, oil fired central heating boiler and windows to all aspects

Extra Land

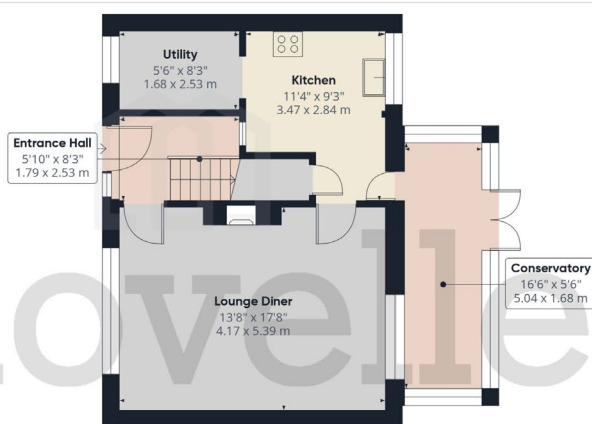
the property benefits from an extra parcel of land adjacent to the side of the property being hardstanding ideal for vehicle parking / storage

Agents Notes

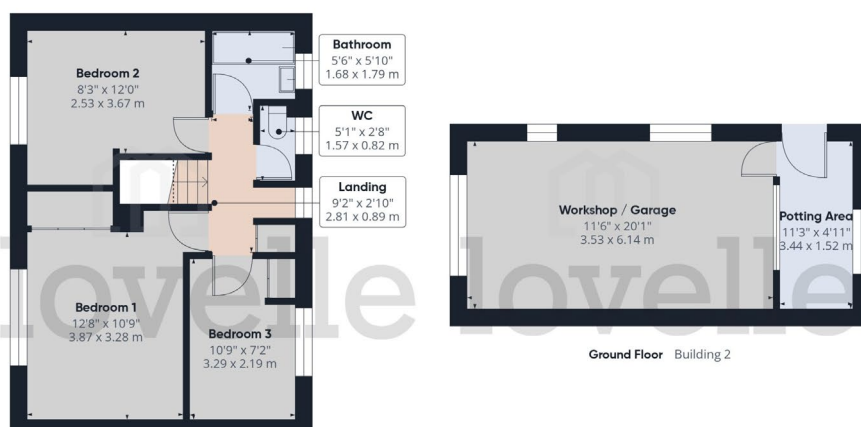
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area^m

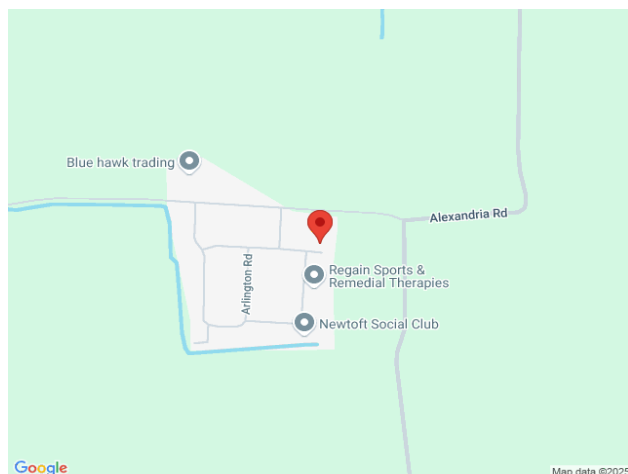
1267 ft²
117.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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