Buy. Sell. Rent. Let.

Ings Lane, North Cotes

4 2 3

When it comes to property it must be lovelle

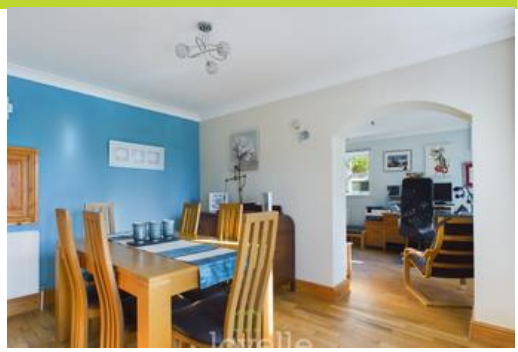
£385,000

4 2 3

Welcome to a truly exceptional property - a beautifully maintained detached family house surrounded by mature and well landscaped gardens.

Key Features

- Substantial Detached Family Home
- Standing in Good Size Wrap Around Gardens
- Three Reception Rooms
- Newly Renovated Kitchen
- Master Bedroom Suite with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Ample Off Road Parking and Detached Garage
- Security Alarm & CCTV
- EPC rating D & Tenure: Freehold



Welcome to a truly exceptional property - a beautifully maintained detached family house surrounded by mature and well landscaped gardens. Constructed circa 2000 for its current owners, this residence boasts a fantastic design and specification. Upon entering, you'll discover a bright and airy home exuding a warm and welcoming ambiance, enhanced by its tasteful decor and high-quality finishes.

This residence is equipped with modern comforts, featuring an oil-fired central heating system, double glazing, a security alarm, and CCTV for added peace of mind. The enchanting gardens are a haven, showcasing lush lawns bordered by well-stocked plant beds, established shrubs, and trees. Privately nestled within these grounds are a sizable vegetable plot, a greenhouse, and a well-insulated summerhouse.

Approaching the property, a gravelled driveway provides ample parking for several vehicles and leads to a larger than average detached garage.

The accommodation unfolds as you step into an inviting entrance porch, with a beautifully stained glass door leading to a bright hallway boasting a large understairs storage cupboard. A recently renovated WC is conveniently located here. Moving through, the living room is a spacious haven flooded with natural light from arched windows and bi-fold doors leading to the rear garden. The exposed brick fire surround adds a touch of cosiness, complemented by an additional exposed brick feature arch.

The upgraded breakfast kitchen features ample wall and base cabinets, flowing seamlessly into a utility room with space for essential appliances and extra storage. The sitting room, a versatile space currently used as a home office/gym, offers flexibility for various uses, including a sitting room, playroom, or ground floor bedroom. In addition, a formal dining room completes the generous living space on the ground floor.

Ascending to the first floor, you'll find a master bedroom with en-suite facilities, including a shower enclosure, WC and washbasin. This room seamlessly connects to another bedroom, providing versatility for a master suite or nursery. Three additional bedrooms and a family bathroom with a bath, washbasin, and WC complete the first-floor layout.

All in all, this is a delightful family size home enjoying a lovely rural setting, in a quiet country lane in the Lincolnshire Village of North Cotes and internal inspection comes highly recommended.

Entrance Hall

Cloakroom
0.00m x 0.00m (0'0" x 0'0")

Lounge
3.61m x 7.04m (11'10" x 23'1")

Sitting Room
2.78m x 6.42m (9'1" x 21'1")

Dining Room
3.14m x 3.90m (10'4" x 12'10")

Kitchen
4.78m x 2.67m (15'8" x 8'10")

Landing
3.52m x 1.77m (11'6" x 5'10")

Master Bedroom
3.14m x 3.35m (10'4" x 11'0")

En-Suite
1.33m x 2.39m (4'5" x 7'10")

Bedroom Two
3.66m x 4.24m (12'0" x 13'11")

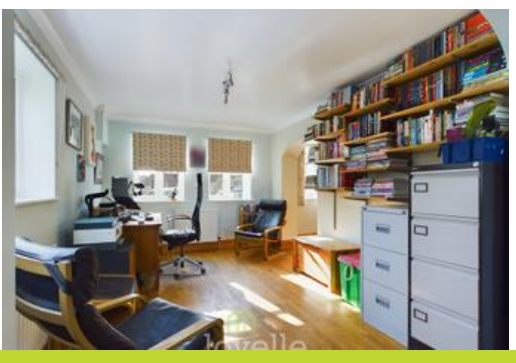
Bedroom Three
3.65m x 2.66m (12'0" x 8'8")

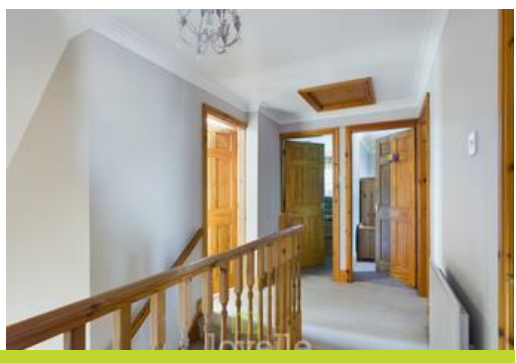
Bedroom Four
3.11m x 2.97m (10'2" x 9'8")

Bedroom Five / Office
2.54m x 1.66m (8'4" x 5'5")

Family Bathroom
2.52m x 2.01m (8'4" x 6'7")

Detached Garage
7.24m x 4.01m (23'10" x 13'2")





Council Tax Information

The Council Tax Band for this property is D. This information was obtained in February 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.
We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt.
Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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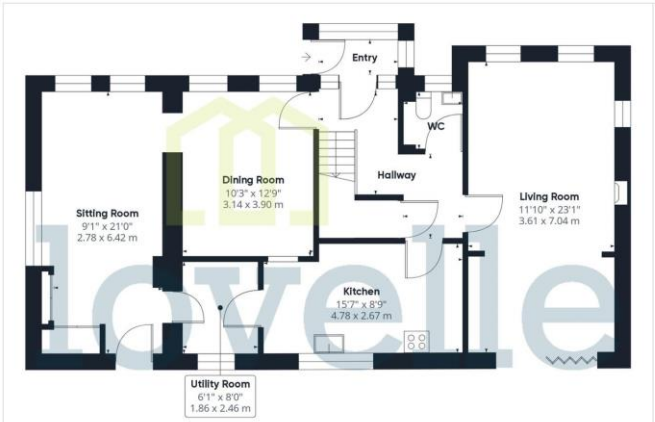
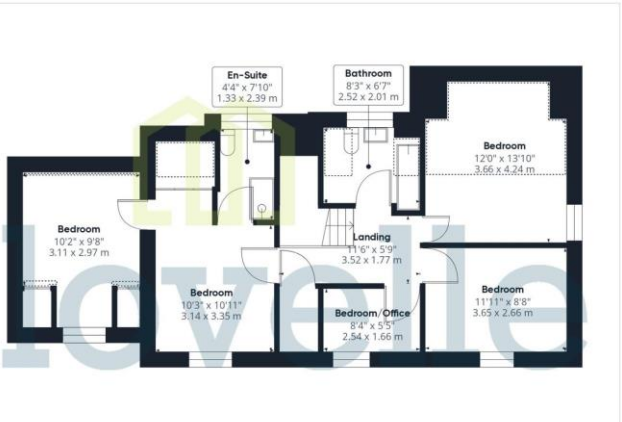
Mayfield
Cottage



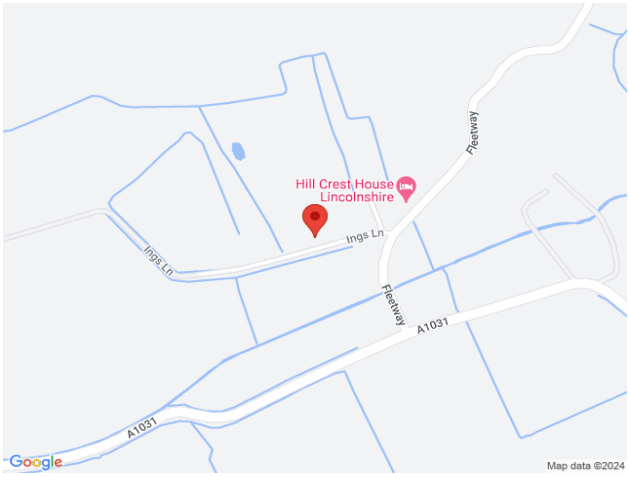
Ground Floor Building 1

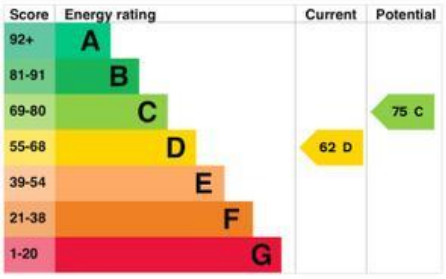


Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3





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The Property Ombudsman