

Buy. Sell. Rent. Let.



Ings Lane, North Cotes



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When it comes to
property it must be


lovelle



£299,950

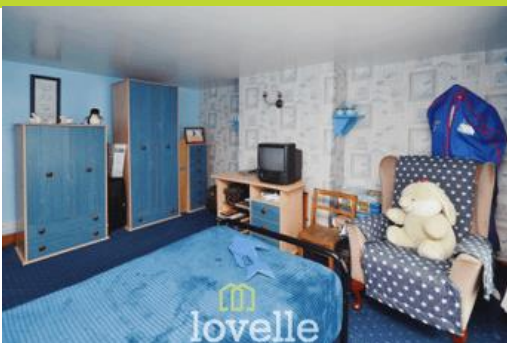


Set back from the road, this charming detached house features an in-and-out gravel driveway and stands on approximately 0.30 acres (subject to survey).

Key Features

- Detached House
- Large Gardens
- In and Out Driveway
- Spacious Living Room
- Dining Kitchen & Study
- Four Bedrooms & Family Bathroom
- Traditional Features
- EPC rating F
- Tenure: Freehold





Set back from the road, this charming detached house features an in-and-out gravel driveway and stands on approximately 0.30 acres (subject to survey). Located in the popular village of North Cotes, the property enjoys a quiet lane setting overlooking open countryside. North Cotes offers easy commuting access to the market towns of Louth and Grimsby, and is also a short journey from the local east coast beaches.

This extended house retains many original features, including ceiling beams, low windows, and ceilings. The large living room at the front boasts a feature fire surround with an open fire. The kitchen is equipped with ample cabinets, a built-in oven, hob, and extractor fan, and is open plan to the dining room, which has a window overlooking the rear garden. An additional reception room provides the perfect space for a home office, study, or snug. The ground floor is completed by the entrance hall, WC, lobby, and store room.

On the first floor, there are four bedrooms and a family bathroom, which includes a shower enclosure, bath, WC, and pedestal wash hand basin.

Outside, the property is accessed via an in-and-out drive, offering ample off-road parking. There is side access to the delightful rear garden, which is mainly laid to lawn. The garden features a patio area ideal for alfresco dining, a timber summerhouse, a large fish pond with seating beside it, and a second summerhouse. At the far rear of the property, an allotment area provides space for home-grown fruits and vegetables, with well-established fruit trees already in place.

The house is equipped with uPVC double glazing throughout and is heated by a biomass wood pellet boiler, adding to its rural appeal.

Entrance Hall

3.13m x 1.79m (10'4" x 5'11")

Lobby

Store Area

WC

1.94m x 0.90m (6'5" x 3'0")

Living Room

7.64m x 3.89m (25'1" x 12'10")

Study/Snug

2.39m x 1.98m (7'10" x 6'6")

Dining Kitchen

4.79m x 3.12m (15'8" x 10'2")

N.B Maximum measurements.

Landing

3.13m x 2.09m (10'4" x 6'11")

Bedroom

4.00m x 3.94m (13'1" x 12'11")

Bedroom

3.95m x 3.64m (13'0" x 11'11")

Bedroom

3.02m x 2.02m (9'11" x 6'7")

Bedroom

2.47m x 2.01m (8'1" x 6'7")

Family Bathroom

2.96m x 2.86m (9'8" x 9'5")

Agents Note

There is a detached double garage at the rear of the property which is in a state of disrepair (which is reflected within the price).

Council Tax

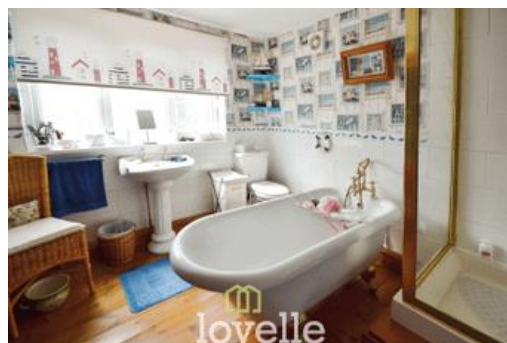
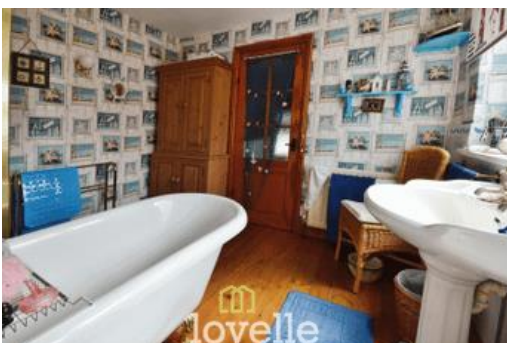
The Council Tax Band for this property is D. This information was obtained in June 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made 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 -with the exception of gas - 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.

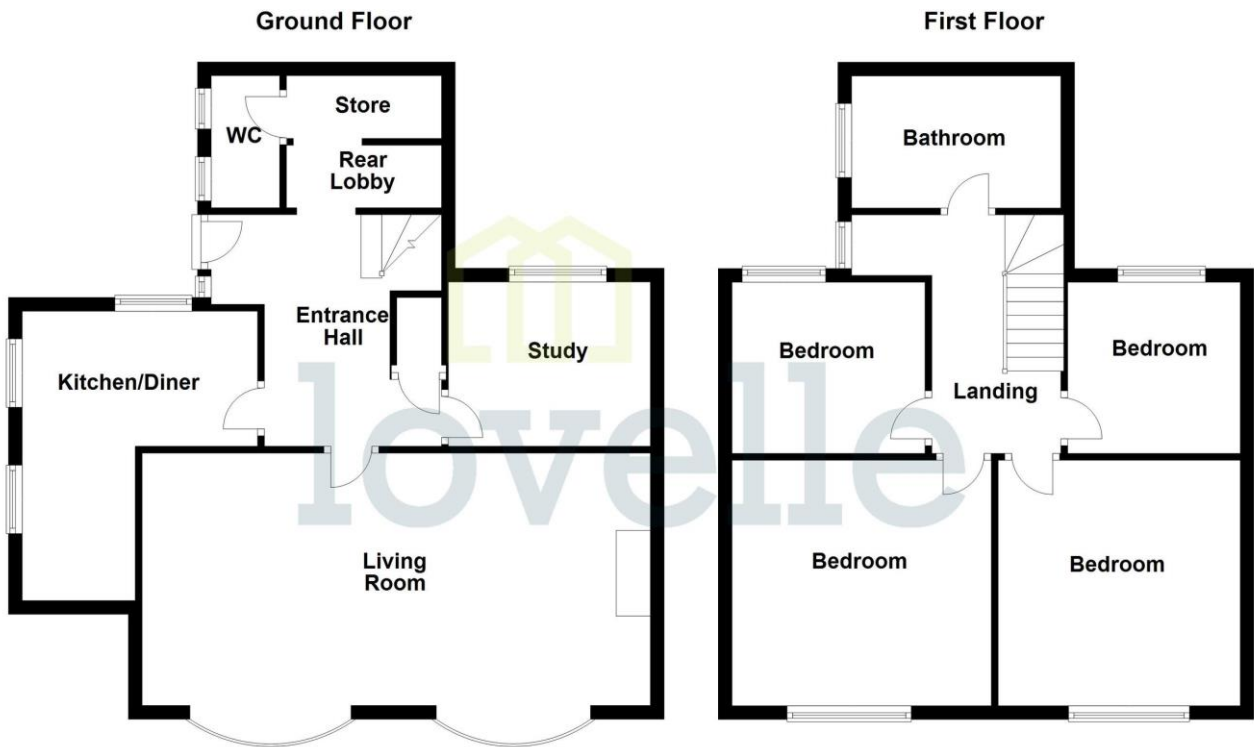
Energy Performance Information

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	30 F	
1-20	G		

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