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Inghams Road, Tetney



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£230,000



Situated at the end of Inghams Road, this substantial and attractive traditional detached bungalow offers a pleasant and well-established location.

Key Features

- Detached Bungalow
- Village Location
- Two Reception Rooms
- Newly Fitted Kitchen
- Conservatory
- Three Bedrooms
- Bathroom with Bath & Shower
- Driveway & Carport
- Private Rear Garden
- No Forward Chain
- EPC rating D
- Tenure: Freehold





Situated at the end of Inghams Road, this substantial and attractive traditional detached bungalow offers a pleasant and well-established location. Built in the 1960s, this bungalow provides spacious family accommodation with a gas central heating system and uPVC double glazed windows. Enhanced with a new kitchen, new decor, and updated flooring in several rooms, it is move-in ready with no forward chain.

The ground floor features a central entrance hall with uPVC double glazed windows, a central heating radiator, and access to a boarded storage loft via a foldaway ladder. The light and pleasant lounge includes two uPVC double glazed windows, two central heating radiators, and a fire surround. The dining room has a central heating radiator and a uPVC patio door opening to the conservatory. The brick and uPVC double glazed conservatory provides a door to the garden and a central heating radiator. The kitchen extensive base and wall storage units, a built-in cooker hood, a stainless sink unit, a central heating radiator, and double glazed windows and an entrance door from the car port.

The bungalow offers three bedrooms: Bedroom 1 with a uPVC double glazed window and a central heating radiator; Bedroom 2 with built-in wardrobes, a gas central heating boiler, a uPVC double glazed window, and a central heating radiator; and Bedroom 3 with a uPVC double glazed window and a central heating radiator. The bathroom features tiled walls, a coloured suite comprising a panelled bath, separate shower cubicle, pedestal wash basin, and w.c., along with a uPVC double glazed window and a central heating radiator.

The property includes a traditional enclosed garden and private rear garden with a lawn, shrub borders, and a patio area. Outbuildings include a detached brick garage currently used as a workshop, a utility room fitted with a stainless sink unit, storage units, and plumbing for a washing machine, as well as a separate car port with traditional drive access through the front garden.

Entrance Hall

1.11m x 7.15m (3'7" x 23'6")

Lounge

3.37m x 5.36m (11'1" x 17'7")

Dining Room

4.83m x 3.02m (15'10" x 9'11")

Kitchen

2.76m x 4.53m (9'1" x 14'11")

Conservatory

4.76m x 1.27m (15'7" x 4'2")

Utility Room

1.35m x 2.42m (4'5" x 7'11")

Bedroom

3.17m x 3.96m (10'5" x 13'0")

Bedroom

3.13m x 3.93m (10'4" x 12'11")

Bedroom

3.03m x 3.37m (9'11" x 11'1")

Bathroom

3.13m x 2.11m (10'4" x 6'11")

Garage

5.44m x 2.54m (17'10" x 8'4")

Council Tax Information

The Council Tax Band for this property is C. 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 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.lovell.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.

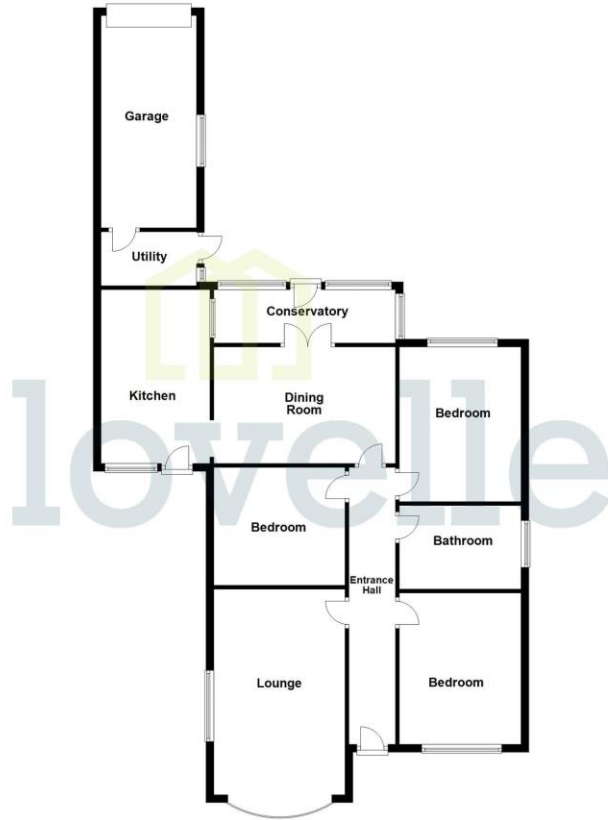
Energy Performance Information

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.

Floor Plan



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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lovelle

01472 812250

humberston@lovelle.co.uk

