Buy. Sell. Rent. Let.



2 Mill Road, Addlethorpe, PE24 4TE

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Guide Price £125,000

When it comes to property it must be lovelle







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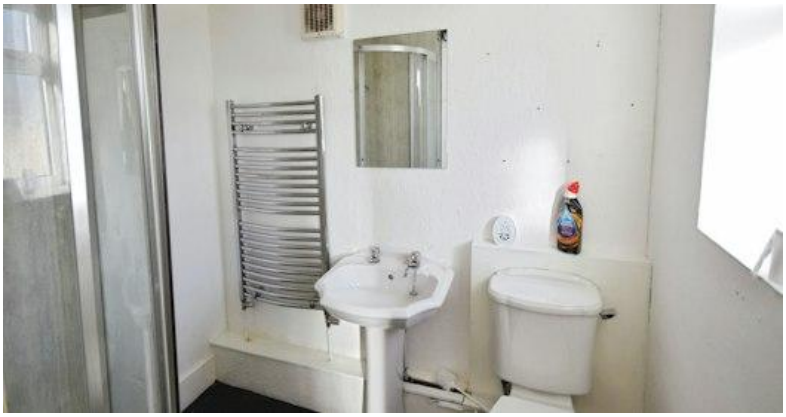
Key Features

- For Sale Via Modern Auction
- NO ONWARD CHAIN
- Lovely Open Field Views
- Driveway for Numerous Cars & Single Garage
- Lounge & Dining Room, Both with Open Fireplaces
- Kitchen with Outbuildings Attached, Potential to Extend (STP and consents)
- EPC rating E
- Tenure: Freehold



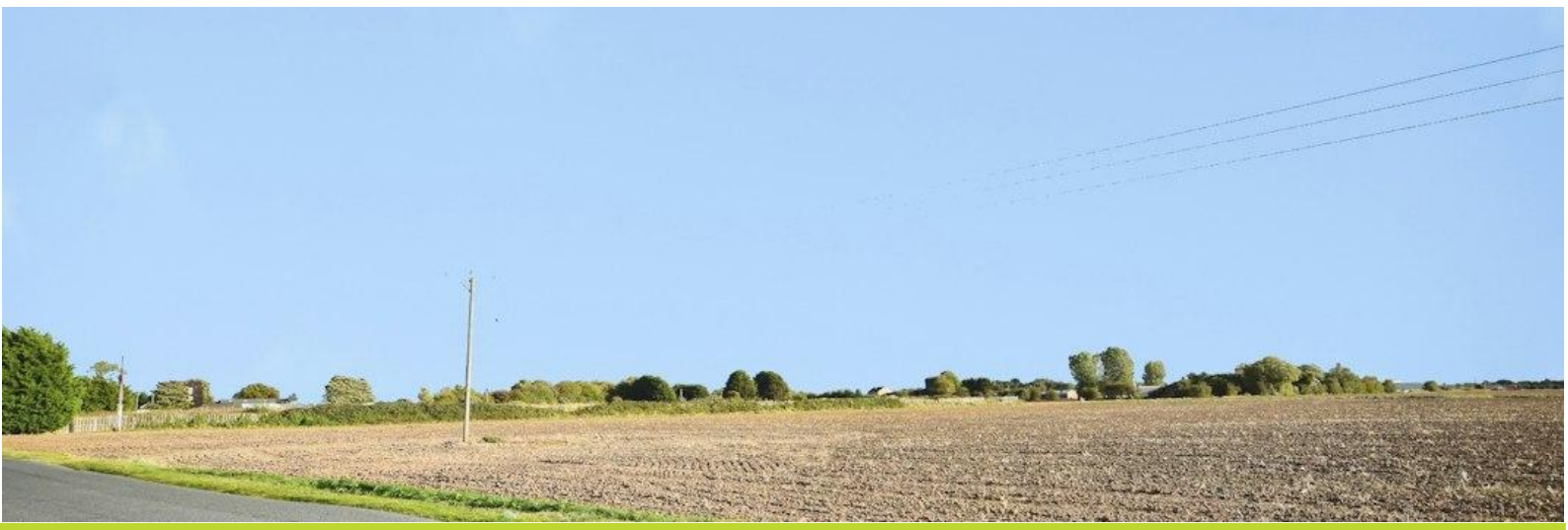














For Sale by Modern Auction. This well-proportioned three-bedroom semi-detached house in Addlethorpe, Lincolnshire offers a practical and comfortable living environment, appealing to a wide range of buyers. The property is presented for sale with no onward chain and is available for purchase by modern auction.

Upon entering, the accommodation features a lounge and a separate dining room, each benefiting from open fireplaces, allowing for cosy evenings. The kitchen offers functionality for everyday living and is complemented by attached outbuildings, providing practical storage or utility areas. Subject to appropriate permissions and consents, there is clear potential to extend further and adapt the property to suit individual needs.

There are three bedrooms and a shower room, suited to accommodating families or those desiring home office space. The oil fired central heating ensures comfort throughout the year, making the house ready for immediate occupation. Externally, the property sits on a good-sized plot with a driveway capable of accommodating numerous vehicles, in addition to a single garage, offering flexible parking and additional storage options.

The garden is of generous proportions and features lovely open field views, creating a peaceful outdoor space ideal for relaxation or recreation. The property sits on a freehold tenure, with ownership of both the house and the land.

The house is located in a pleasant semi rural setting, providing a blend of rural charm and convenience. The immediate area is surrounded by open countryside, offering a sense of tranquillity alongside the benefit of local amenities a few miles away. The village enjoys easy access to the wider Lincolnshire coast and neighbouring communities, making it suitable for those seeking a peaceful residential environment while remaining connected to essential transport links and services.

Hall
Entered via a UPVC front door, stairs to the first floor, doorway to lounge and;

Shower Room
5'10" x 5'4" (1.8m x 1.6m)
With UPVC window to the front aspect, low level WC, pedestal wash hand basin, shower cubicle, ladder style radiator.

Lounge
12'6" x 10'11" (3.8m x 3.3m)
With UPVC window to the front aspect, radiator, open fireplace, doorway to;

Dining Room
15'11" x 11'11" (4.9m x 3.6m)
With two UPVC windows, radiator, open fireplace, doorway to understairs storage cupboard and;

Kitchen
7'10" x 6'11" (2.4m x 2.1m)
With UPVC window and door to the side aspects, fitted with range of base and wall cupboards, stainless steel sink, space for cooker, space for fridge and space for washing machine.

Landing
With UPVC window to the side aspect, loft access, doors to;

Bedroom One
15'11" x 10'11" (4.9m x 3.3m)
With UPVC window to the front aspect, radiator.

Bedroom Two
11'11" x 7'8" (3.6m x 2.3m)
With UPVC window to the rear aspect, cupboard housing hot water tank, radiator.

Bedroom Three
8'7" x 7'9" (2.6m x 2.4m)
UPVC window to the rear aspect, radiator.

Outside
To the front is a garden laid to lawn. A concrete drive for several cars leads to a single garage. To the rear of the kitchen are two attached brick outbuildings, one housing the central heating boiler. Concrete hardstanding to the side of the garage opens to the rear garden which is laid to lawn with an oil tank and two sheds.

Services
We have not tested any heating systems, fixtures, appliances or services. 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.

Location
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Directions
From our office take the A52 Roman Bank north out of town. Opposite Butlins turn left onto Walls Lane and at the end of the road turn left. Go past the Mill and the property can be found on the right hand side before the turning for Chapel Lane.

Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-refundable reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.

Auctioneers Comments Cont.
This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Local Authority
This property falls within the geographical area of East Lindsey District Council - 01507 601111.
https//www.e-lindsey.gov.uk/

Viewing
By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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.

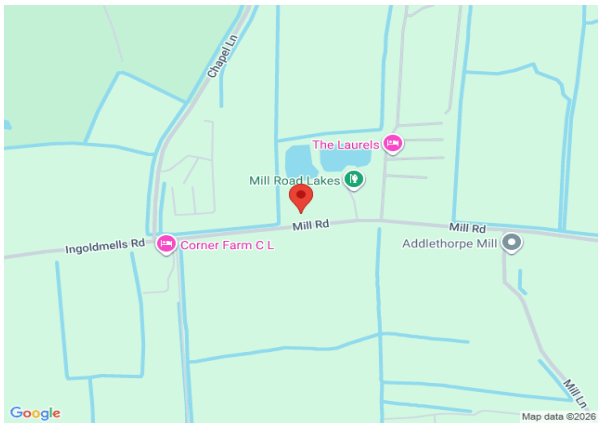
How to make an Offer
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided 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 the 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 the new Money Laundering Legislation.

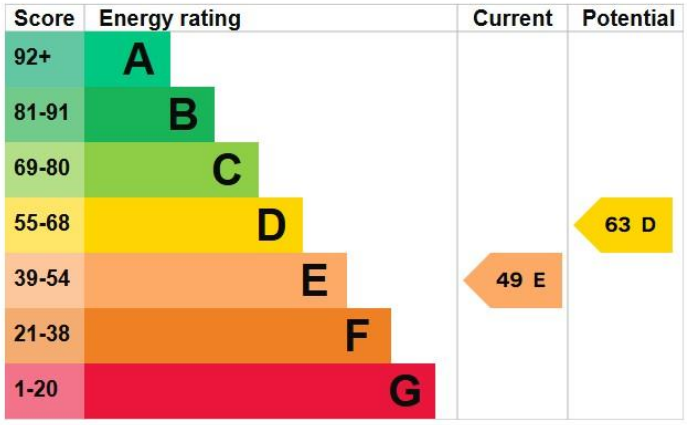
Mortgage Advice
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate
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 Notes
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 representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

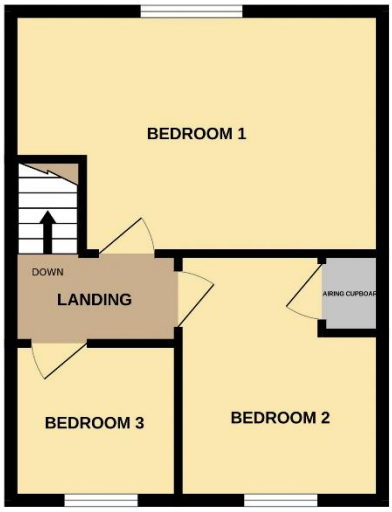




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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