



Worsley Paddock, Ulceby
North Lincolnshire

£250,000







Worsley Paddock

Ulceby

Nestled on a quiet cul-de-sac is this three bedroom detached family home.

As you approach this property, the spacious front garden greets you with an ample driveway and a manicured lawn. Once inside, the bright living room invites you in. Further on, the fully equipped kitchen diner with adjacent conservatory add functionality and a contemporary edge. Not to forget, the utility room and downstairs WC, adding convenience and practicality to this home. All while the first floor offers three bedrooms. With the principal one benefitting from an en-suite and the rest from a family bathroom.

To finish this property, is the rear garden. Fully enclosed and laid to lawn with a delightful patio, perfect for entertaining guests and family.

Call us to arrange your viewing today!



- Total Floor Area:- 105 Square Metres
- Living Room
- Kitchen Diner
- Conservatory
- Utility Room & WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- Quiet Cul-de-sac

MANAGEMENT CHARGE:

This property is subject to a management charge which we currently believe is set at £50.00 per annum.

BROADBAND TYPE:

Standard- 3 Mbps (download speed), 0.5 Mbps (upload speed),

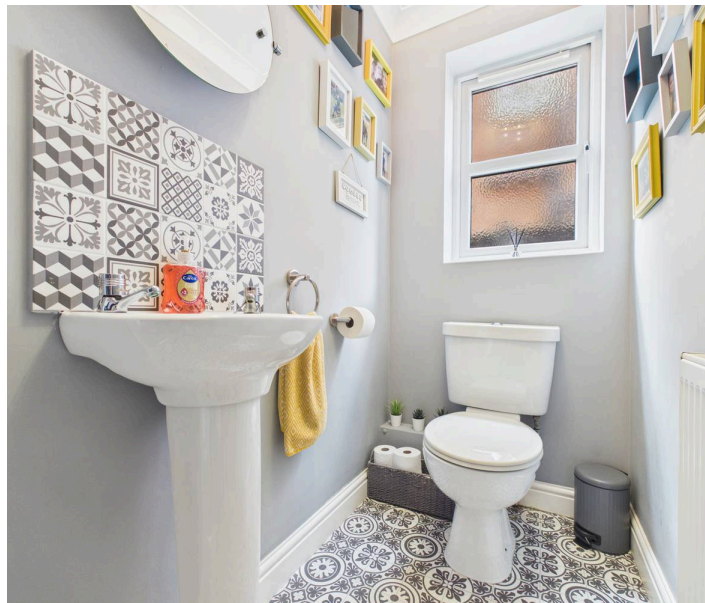
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

5' 1" x 3' 2" (1.56m x 0.96m)

Entered through a composite door into the hallway. Doors to the garage and living room. Window to the front elevation.

LIVING ROOM

17' 4" x 12' 5" (5.29m x 3.79m)

Bright and airy room with a "picture" window to the front elevation. Perfect space for receiving guests and family.

KITCHEN DINER

8' 2" x 20' 11" (2.48m x 6.38m)

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Inset electric double oven and a four ring hob with an extraction canopy over. Space for a tall fridge freezer. Stainless steel sink and drainer with a swan neck mixer tap. Window to the rear elevation and a door to the utility room. Finished with a dining area with double opening French doors to the conservatory.

CONSERVATORY

12' 4" x 11' 5" (3.75m x 3.49m)

Constructed on a low rise brick wall, fully double glazed with a polycarbonate roof. Double opening French doors to the patio and rear garden.

UTILITY ROOM

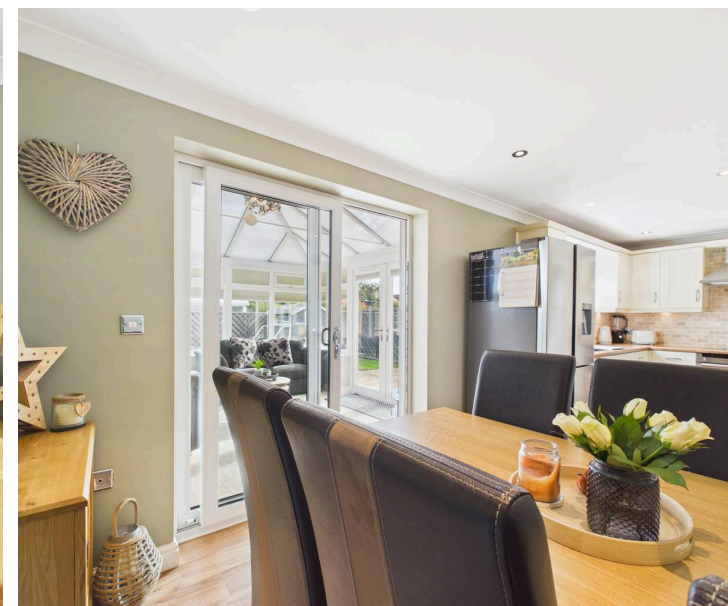
5' 1" x 5' 10" (1.54m x 1.78m)

Wall and base units with a contrasting work surface and decorative tiled splashback. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation.

WC

3' 6" x 5' 10" (1.06m x 1.79m)

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation.





FIRST FLOOR ACCOMMODATION:

6' 5" x 14' 4" (1.95m x 4.38m)

PRINCIPAL BEDROOM

8' 6" x 12' 4" (2.60m x 3.77m)

Window to the rear elevation and a door to the en-suite.

EN-SUITE

6' 1" x 6' 4" (1.85m x 1.93m)

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a window to the side elevation.

BEDROOM TWO

10' 10" x 10' 6" (3.29m x 3.21m)

Window to the front elevation.

BEDROOM THREE

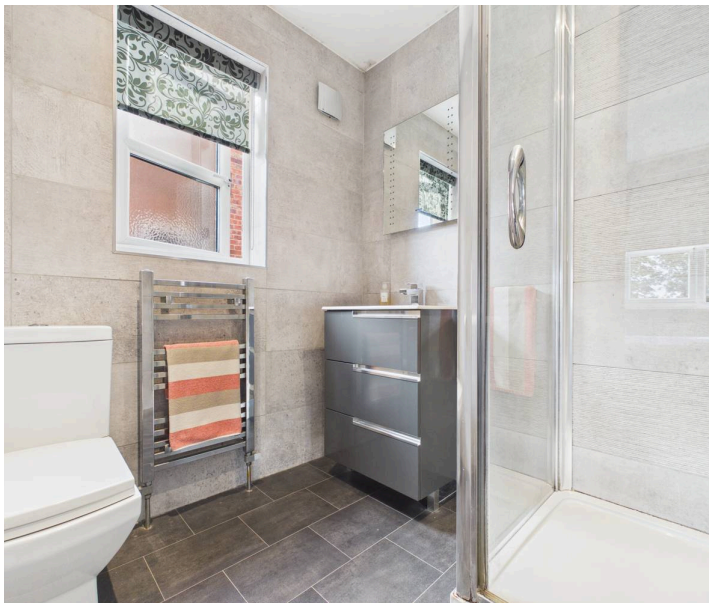
8' 10" x 10' 2" (2.68m x 3.10m)

Window to the front elevation.

FAMILY BATHROOM

8' 4" x 6' 2" (2.53m x 1.89m)

Three piece bathroom suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Decorative ceramic tiles throughout. Window to the rear elevation.







FRONT GARDEN

Spacious front garden with a manicured lawn and mature shrubbery. Block paved driveway offers ample off-street parking and access to the integral garage with gated access to the rear garden.

REAR GARDEN

Fully enclosed and surrounded by wooden fencing. Predominantly laid to lawn with a delightful patio area. Perfect space to unwind in and entertain family and friends. Finished with a timber constructed garden shed.

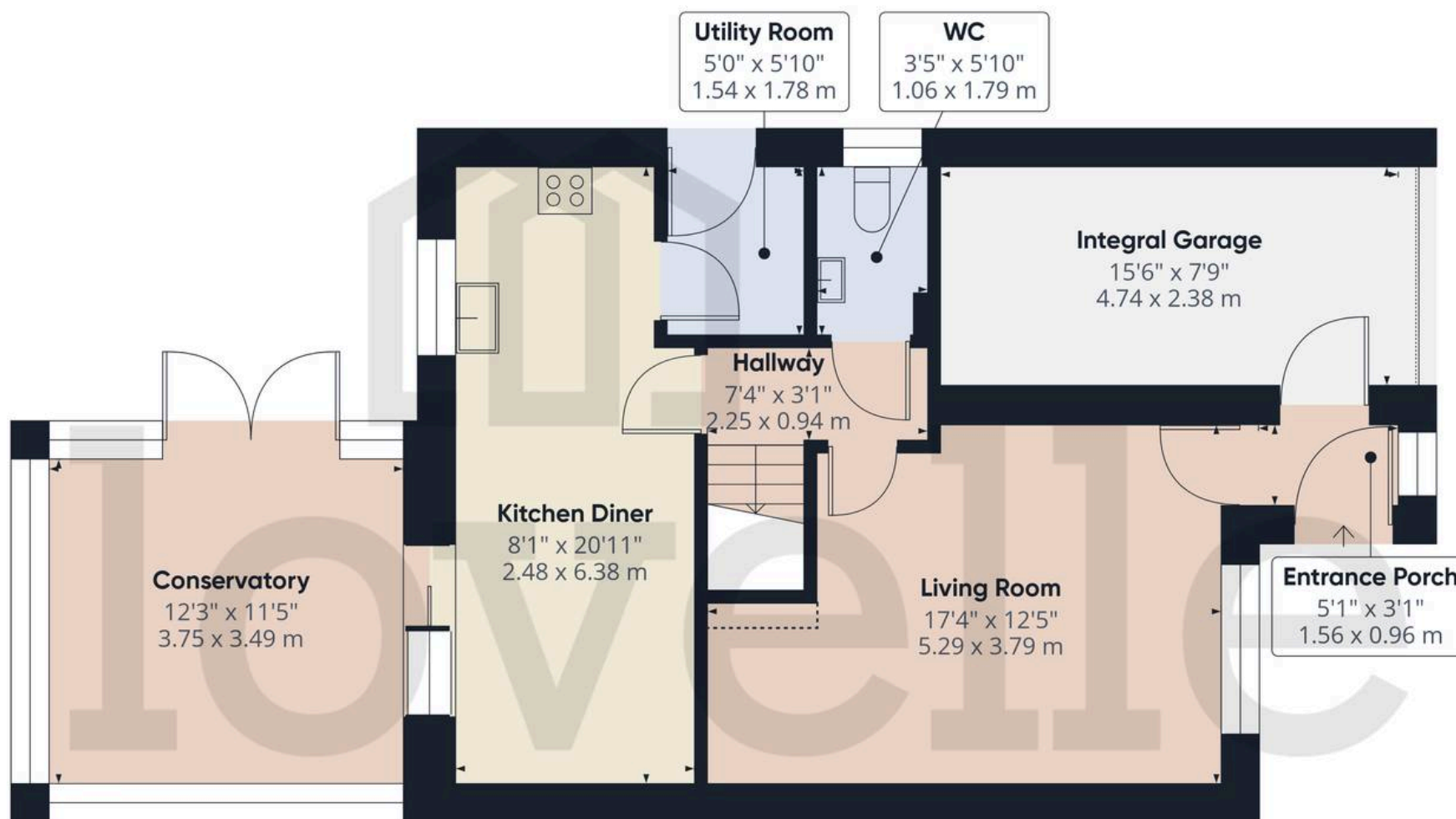
GARAGE

Single Garage

Integral garage - Roller door, power and lighting.

DRIVEWAY

2 Parking Spaces



Approximate total area⁽¹⁾

728 ft²

67.8 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

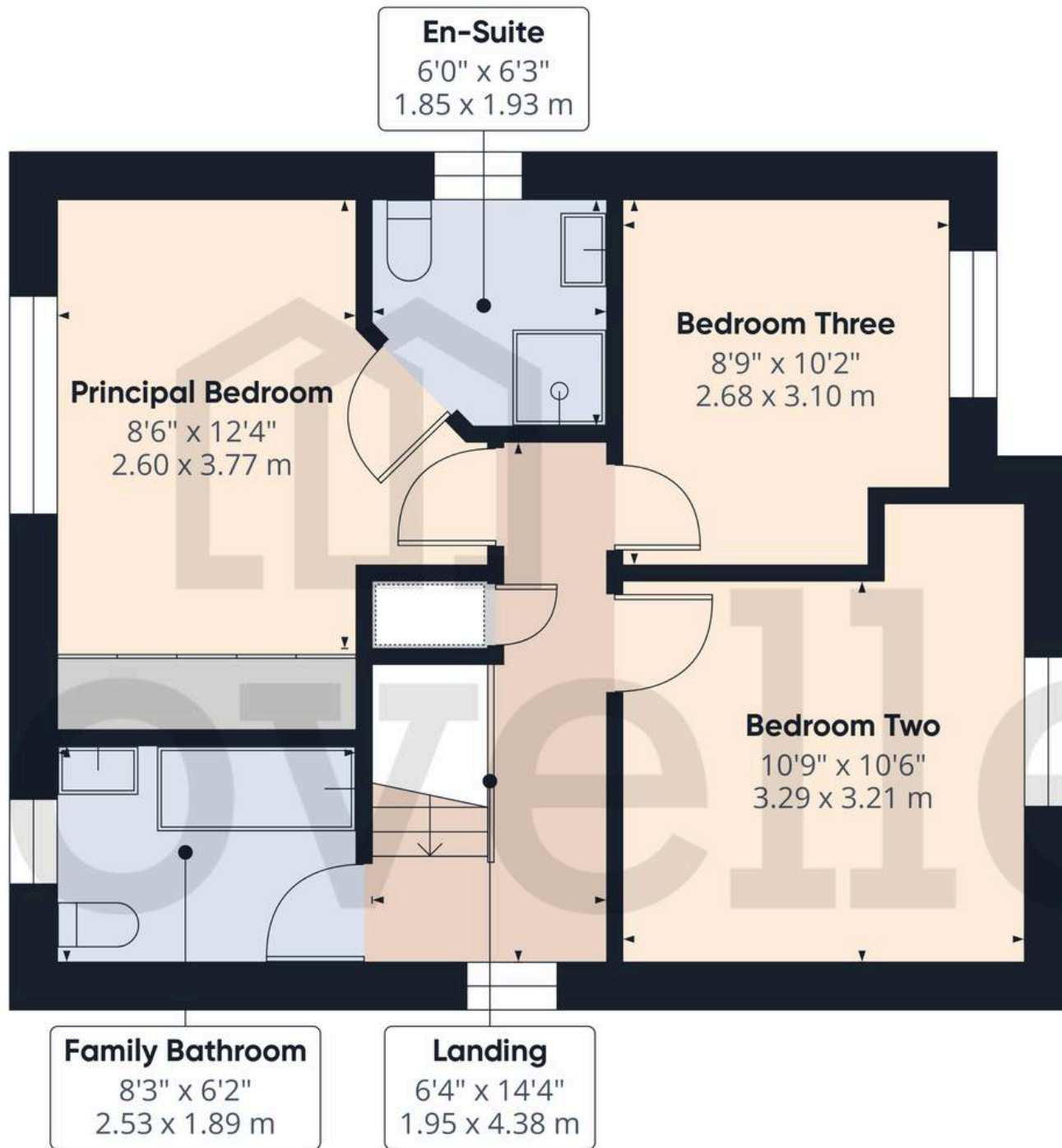
Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor



Floor 1

Approximate total area⁽¹⁾

488 ft²

45.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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.

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.

A copy of the full Energy Performance Certificate for this property is available upon request. 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.



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