Buy. Sell. Rent. Let.

Main Street, Alford

2 1 2

When it comes to property it must be lovelle

Offers over £260,000

2 1 2

Lovelles are pleased to bring to market this superb modern detached two bed property situated in the quaint village of Gayton Le Marsh. The property must be viewed to appreciate what is has to offer!! Reduced as vendors are willing and able with onward purchase in place.

Key Features

- Detached House
- Two Bedrooms
- Two Reception Rooms
- Driveway
- Garage
- Private Rear Garden
- EPC rating D
- Tenure: Freehold

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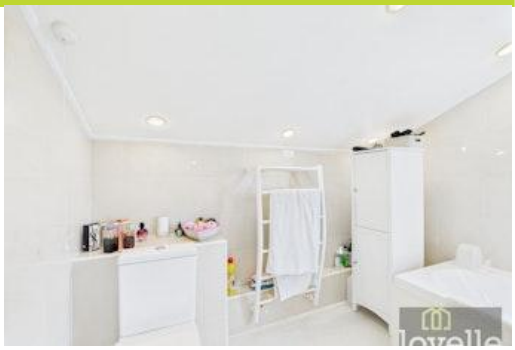


Lovelles are pleased to bring to market this superb modern detached two bed property situated in the quaint village of Gayton Le Marsh. The property must be viewed to appreciate what is has to offer!! The property comprises of Entrance Hall, Hallway, Kitchen, Lounge, Dining Room/ Office, Utility Room, WC, Two Bedrooms and Family Bathroom. With Rear Garden, Driveway and Garage.

Entrance Hall

2.02m x 2.32m (6'7" x 7'7")

Upvc entrance door, window to side elevation, English Oak Window Sill, radiator , fully tiled floor' power points and opening to hallway. The Electric Meters and Consumer Unit are also housed within the porch.

Hallway

4.04m x 2.39m (13'4" x 7'10")

Window to rear elevation, english oak window sill, fully tiled floor and staircase leading to first floor and radiator.

Kitchen

3.63m x 3.66m (11'11" x 12'0")

Window to front and side elevation, a modern kitchen fitted with a range of base and wall units with worktop over, one bowl ceramic sink with drainer, integral oven, gas hob with extractor over, built in below counter freezer, tilled splashbacks and tilled walls, breakfast table area , space for dishwasher, radiator , spotlights and power points with USB outlets. Natural Unregulated slate tilled floor and plinth and wall unit ambience lighting.

Lounge

4.23m x 3.66m (13'11" x 12'0")

Window to front elevation, brick built traditional fireplace ,tv point, power points, telephone point , property benefits from High Speed Fibre to the Home with BT Fibre Box situated on front facing wall and radiator.

Dining Room / Office

6.01m x 2.24m (19'8" x 7'4")

Windows to side and rear elevation, interior brick walls, power points , radiator and Upvc door leading out to the rear garden.

Utility

1.94m x 1.82m (6'5" x 6'0")

Window to front elevation, fitted with base units with worktop over, one bowl stainless steel sink with drainer, part tiled walls, plumbing for washing machine, space for dryer, power points spotlights, fully porcelain tiled floor and heated towel rail. Wooden bi- fold doors leads to;

WC

0.88m x 1.59m (2'11" x 5'2")

Obscure window to side elevation, WC, vanity wash hand basin with splashback, heated towel rail , spotlights, fully porcelain tiled floor and extractor fan.

Landing

2.26m x 0.83m (7'5" x 2'8")

Access to all rooms , window to rear elevation ,english oak window sill' spotlights and power point.

Bedroom One
3.93m x 3.67m (12'11" x 12'0")
Window to front elevation, double bedroom, radiator and power points.

Bedroom Two
3.52m x 3.65m (11'6" x 12'0")
Window to front elevation , double bedroom . storage cupboard housing Unvented, Mains Pressure Hot Water System
and controls for the Solar iBoost System , power points and radiator. The loft can be accessed here which is insulated.

Bathroom
2.57m x 2.39m (8'5" x 7'10")
Obscure window to side elevation, a three piece suite comprising of panelled bath with shower over with glass screen , pedestal wash hand basin, WC, heated towel radiator, tilled walls, fully quartz tiled floor, spot lights and automatic humidistat extractor.

Solar Panels
Owned outright 4kw Solar PV on a fully south facing 30 degree pitch roof with Solar Iboost which utilises the Solar PV by heating the hot water for free!'

Rear Garden
To the rear and side of the property is a private enclosed garden with hardwood Lincolnshire post and rail Fencing to front and left and Maintenance-Free composite Fencing with concrete posts and gravel boards to rear. The garden is laid to lawn with open field views behind. There is a brick paved BBQ area with a double power outlet. The oil tank is housed in the garden. There is also an LED Garden Floodlight on the back wall of the house.

Front Garden
The front of the property is low maintenance with a brick built wall and pink Leicester granite stoning and water outlet.

Garage

With a single garage with corrugated roof.

Driveway

A generous driveway to the right of the property allowing 3+ vehicles to park with full width channel drainage. This driveway benefits from s 7kw Hypervolt EV Charger and an External Double Socket Power Outlet. To the left side of the property there is space for 2 vehicles to park. There is also a Hot and Cold Water Outlet here along with another External Double Socket Power Outlet. Both driveways are automatically illuminated at night by Photocell Controlled LED Lighting

Location

The property is situated 20 mins from the beautiful east coast line. The property has great road links to via the A158 to Alford, Louth, Spilsby and Skegness.
Alford is 7 miles away and has amenities such as Primary, Secondary and Queen Elizabeth Grammar schools, Doctors, dentists and range of shops.

Directions

From our office Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto High St/A1104, Continue to follow A1104 for 3.7 miles. Turn right onto Beesby Rd/A157, Continue to follow A157 3.0 miles. Turn right to stay on A157 for 0.9 miles, Turn right 1.3 miles , Slight right and the property can be found on the right hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B. 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.

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.

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 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.

Viewings

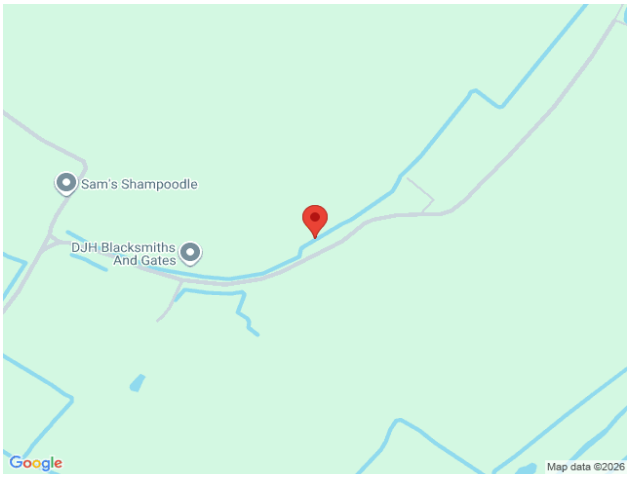
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that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

Mortgage Advice

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 to arrange an appointment.

EPC

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.



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The Property Ombudsman