



4 Meadow Avenue, Ulceby, North Lincolnshire

£170,000





lovele

Key Features

- ****NO CHAIN****
- Total Floor Area:- 94 Square Metres
- Spacious Lounge
- Breakfast Kitchen
- Three Bedrooms
- Family Bathroom
- Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- Desirable Village Location
- EPC rating E





DESCRIPTION

****NO CHAIN****

This detached home, standing proudly on an elevated plot, is on the market looking for someone new to add their own personal touch.

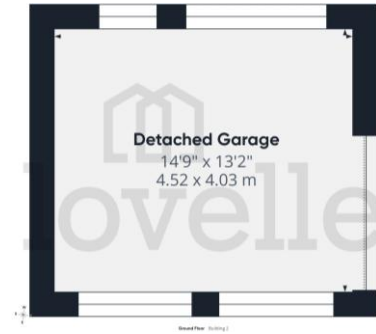
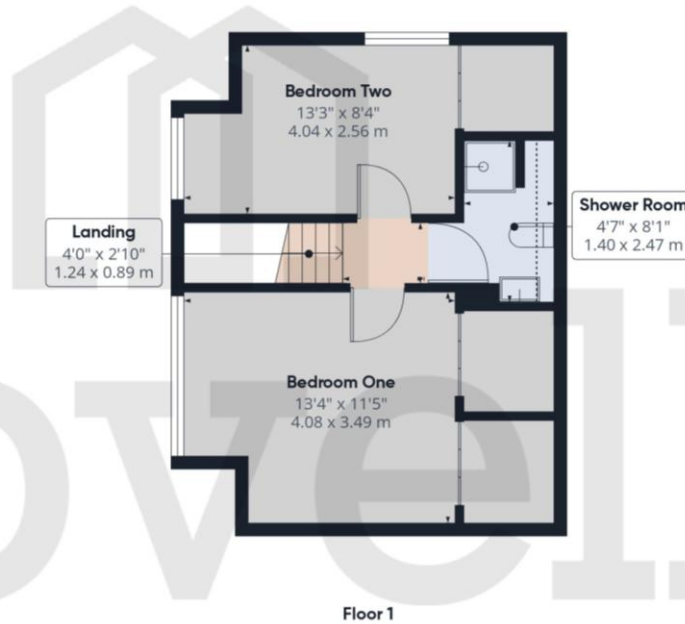
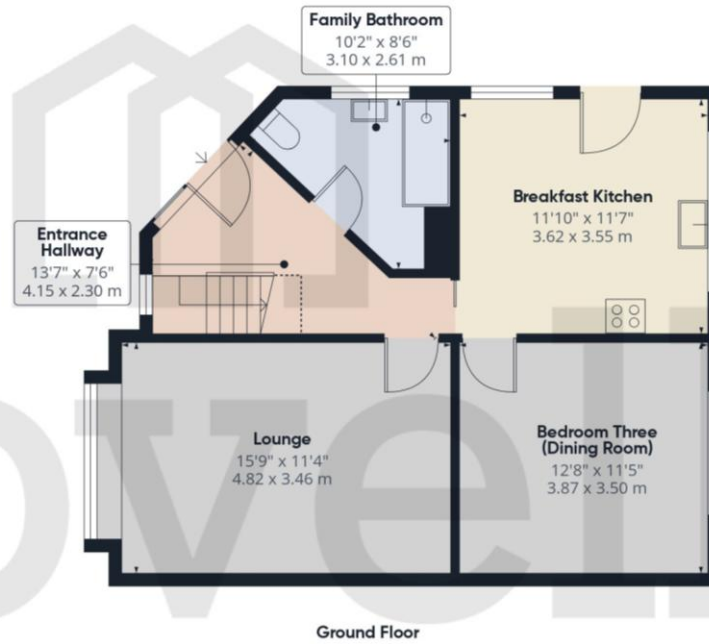
As you approach this property, you are greeted by a spacious and well maintained front garden and a driveway with ample off-street parking and access to the detached garage. Once inside, the bright hallway invites to explore deeper. The doors to the right take you to the bright lounge and dining room (bedroom three) with sliding patio doors opening to a delightful patio. Straight on - a fully equipped breakfast kitchen, perfect to enjoy with family or receiving friends and guests. Not to forget the family bathroom, adding versatility and convenience to the property. While the first floor offers two bedrooms and a shower room.

As you make your way to the rear garden, you are surrounded by colourful plantings and mature shrubbery. Wonderful space to enjoy a moment to yourself.

Only by viewing will you fully appreciate this generously proportioned home.



FLOORPLAN



4 Meadow Avenue, Ulceby, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. 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 mortgage advisor on 01652636587 to arrange an appointment.

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.

SKB Estates Limited T/A Lovelle Estate Agency

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.

Follow us on:



ENTRANCE 4.15m x 2.3m (13'7" x 7'6")

Entered through a half glazed UPVC door with a sidelight into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 4.82m x 3.46m (15'10" x 11'5")

Bright and airy room with a bow bay window to the front elevation. Grounded by the Adam style fireplace housing an electric fire. Perfect for those cold winter evenings.

BEDROOM THREE (DINING ROOM) 3.87m x 3.5m (12'8" x 11'6")

Spacious room with sliding patio doors to the patio, blurring the line between being indoors and outdoors.

BREAKFAST KITCHEN 3.62m x 3.55m (11'11" x 11'7")

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and further undercounter appliances. Inset double electric oven and a four ring hob with an extraction canopy over. Dual aspect with a window and a half glazed UPVC door to the side elevation and a further window to the rear elevation. Finished with a breakfast area.

FAMILY BATHROOM 3.1m x 2.61m (10'2" x 8'7")

Three piece suite incorporating a shower cubicle with a rain shower over, pedestal wash hand basin with a mixer tap and a push button WC. Window to the side elevation and decorative tiles and waterproof panelling throughout.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.08m x 3.49m (13'5" x 11'6")*

Fitted bedroom furniture incorporating multiple wardrobes and chest of drawers.
"Picture" window to the front elevation.

BEDROOM TWO *4.04m x 2.56m (13'4" x 8'5")*

Fitted bedroom furniture incorporating multiple wardrobes.
Dual aspect with windows to the front and side elevation.

SHOWER ROOM *1.4m x 2.47m (4'7" x 8'1")*

Three piece suite incorporating a shower cubicle with an electric shower over, pedestal wash hand basin with hot and cold water taps and a low flush WC. Decorative tiles throughout and a towel rail radiator.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Delightful front garden with a manicured lawn and mature hedging. Providing privacy from the surrounding properties. Gated driveway and access to the detached garage.

DETACHED GARAGE *4.52m x 4.03m (14'10" x 13'2")*

Up and over door, power and lighting.

REAR ELEVATION

Enclosed by evergreen hedging and fencing. Predominantly laid to lawn with a patio area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden.

LOCATION

The village of Ulceby is well positioned for commuting to the employment areas and towns of the region. Ulceby is a popular village having a Co-operative supermarket with Post Office, two Public Houses, takeaway, Indian takeaway, modern community hall, vets, unisex hairdressers, tea rooms, playing field, St Nicholas Church and Primary school. A bus service operates to the nearby towns, where comprehensive facilities and amenities can be found.

BROADBAND TYPE

Standard - 5 Mbps (download speed), 0.7 Mbps (upload speed),
Superfast - 33 Mbps (download speed), 7 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
Available - O2, Vodafone, Three, EE.

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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.

