



Carr Road, Ulceby, North Lincolnshire

Offers over £500,000





  
lovelles

## Key Features

- **\*\*NO CHAIN\*\***
- Sat In Circa 2.25 Acres
- Lounge & Dining Room
- Breakfast Kitchen
- Utility Room, Boot Room & WC
- Four Double Bedrooms
- Two Bathrooms & Shower Room
- Double Detached Garage
- Summer House & Outbuildings
- Landscaped Gardens & Pasture
- EPC rating D





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## DESCRIPTION

**\*\*NO CHAIN\*\***

A RARE OPPORTUNITY TO OWN THIS 2.25 ACRE PLOT WITH A FOUR BEDROOM DETACHED BUNGALOW.

This residence consists of a country style family kitchen with adjoining utility room and a boot room. Adding versatility to the property. Further on, there are multiple reception rooms including a spacious lounge and a dining room. Finishing this bungalow are four double bedrooms. With the main bedroom benefitting from a bathroom and the rest from a family bathroom. With an extra shower room, adding convenience. Once you have finished inside, you find yourself in the gardens. Fully enclosed and adorned by mature trees and shrubbery, divided into multiple "garden rooms". And finished with a double detached garage and a summer house.

Do not hesitate and book a viewing today!



# FLOORPLAN



Ground Floor Building 1

## Carr Road, Ulceby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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		79 C
55-68	D	68 D	
39-54	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.

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**ENTRANCE** 1.19m x 6.82m (3'11" x 22'5")

Entered through a fully glazed UPVC door into the porch. Wooden door to the hallway. Doors to all principal rooms.

**LOUNGE** 7.12m x 3.96m (23'5" x 13'0")

Spacious room with a bow bay window to the front elevation. Adam style fireplace surround housing a cast iron stove adds whimsical charm. (currently used as a dining room)

**DINING ROOM** 3.53m x 2.95m (11'7" x 9'8")

Window to the rear elevation and an archway to the lounge.

**BREAKFAST KITCHEN** 3.53m x 5.54m (11'7" x 18'2")

Comprehensive range of wall and base units with contrasting work surfaces and tiled splashbacks. White composite sink and drainer with a swan neck mixer tap. Inset double electric oven and a freestanding five ring range cooker with an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer.

Window to the rear elevation and a door to the utility areas.

**UTILITY ROOM** 3.54m x 2.08m (11'7" x 6'10")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Inset stainless steel sink and drainer with a swan neck mixer tap. Window a door to the boot room.

**BOOT ROOM** 3.11m x 3.11m (10'2" x 10'2")

Range of wall and base units with contrasting work surfaces.

Plumbing for a washing machine and space for further appliances.

Windows and a half glazed UPVC door to the side elevations and a further window to the rear elevation.

**WC** 1.89m x 0.98m (6'2" x 3'2")

Two piece suite incorporating a push button WC and a vanity wash hand basin.

Window to the front elevation.

**BEDROOM ONE** 3.55m x 4.61m (11'7" x 15'1")

Bow bay window to the front elevation.

**BATHROOM** 2.29m x 2.11m (7'6" x 6'11")

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

Window to the side elevation.

**BEDROOM TWO** 3.54m x 4.6m (11'7" x 15'1")

Window to the rear elevation.

**BEDROOM THREE** 3.53m x 4.36m (11'7" x 14'4")

Bow bay window to the front elevation.

**BEDROOM FOUR** 3.52m x 4m (11'6" x 13'1")

Adam style fireplace surround housing an open flame fire.

Bow bay window to the front elevation.

**FAMILY BATHROOM** 3.54m x 2.06m (11'7" x 6'10")

Three piece suite incorporating a bathtub with hot and cold water taps, push button WC and a vanity wash hand basin with a mixer tap.

Window to the rear elevation.

**SHOWER ROOM** 2.48m x 0.98m (8'1" x 3'2")

Shower cubicle with an electric shower over. Decorative tiles throughout.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Substantial driveway leading to the detached garage with views of the front garden as you approach. Fully mature trees and shrubbery adorn the boundary, offering privacy from the road and surrounding properties.

### **DOUBLE DETACHED GARAGE 5.98m x 7.24m (19'7" x 23'10")**

Electric garage doors, power and lighting.

### **REAR ELEVATION**

Substantial rear garden, divided into landscaped gardens, orchard and a pasture. Offering immense potential. Adorned with mature trees, shrubbery and colourful plantings. Adding a visual treat to this space. Finished by a brick-built summer house and multiple storage sheds and seating areas.

## **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- 23 Mbps (download speed), 1 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 220 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 £20.00 (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.

