

Lakeside - Pond Side, Wootton

North Lincolnshire

Offers Over £330,000

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Lakeside - Pond Side

Wootton, North Lincolnshire

A RARE OPPORTUNITY TO OWN THIS EXTENSIVE FAMILY HOME IN THE PICTURESQUE VILLAGE OF WOOTTON.

Ready for new owners to put their own stamp on it.

This residence opens with a bright breakfast kitchen with an adjacent pantry and utility areas. Additionally, there is a storage room and downstairs WC. Adding functionality and convenience to the property. Exploring deeper, there is a cosy dining room, perfect for receiving guests and family. Finishing the ground floor is the lounge with a feature a fireplace, great for those cold winter evenings. While the first floor offers four bedrooms, a family bathroom and a further shower room.

Not to forget, the garden. Fully enclosed by surrounding trees, shrubbery and colourful plantings and offering ample off-street parking. Finished with a double garage and views of the village pond.

Do not hesitate and book a viewing today!

- **NO CHAIN**
- **Total Floor Area: 198 Square Metres**
- **0.19 Acres of Land**
- **Breakfast Kitchen & Pantry**
- **Lounge & Dining Room**
- **Utility Room & Downstairs WC**
- **Storage Room**
- **Four Bedrooms**
- **Two Bathrooms**
- **Double Garage, Driveway & Garden**

BROADBAND TYPE:

Standard- 21 Mbps (download speed), 1 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE PORCH
4' 0" x 4' 11" (1.23m x 1.51m)
Entered through a glazed wooden door into the porch.

LOUNGE
11' 11" x 16' 10" (3.63m x 5.12m)
Flooded with light thanks to the windows on the front and side elevation. Finished with a mid-century modern fireplace housing an open flame fire. Perfect for those cold winter evenings.

DINING ROOM
12' 9" x 11' 7" (3.89m x 3.53m)
Spacious room with a window to the front elevation. Great for receiving friends and family.

BREAKFAST KITCHEN
12' 8" x 17' 11" (3.86m x 5.47m)
Range of wall and base units with contrasting tiled work surfaces and tiled splashbacks. Inset sink and drainer with a swan neck mixer tap. Integral double oven and a four ring hob with an extraction canopy over. Window to the front elevation and doors to the utility areas.

UTILITY ROOM
9' 3" x 9' 6" (2.83m x 2.90m)
Plumbing for a washing machine and space for further appliances. Window to the side elevation. Housing the boiler.

WC
4' 0" x 4' 4" (1.22m x 1.31m)
Low flush WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation.

STORAGE ROOM
9' 4" x 7' 5" (2.84m x 2.25m)

PANTRY
3' 2" x 10' 4" (0.97m x 3.15m)
Storage shelving.













FIRST FLOOR ACCOMMODATION:
2' 10" x 33' 7" (0.87m x 10.24m)

BEDROOM ONE
13' 4" x 11' 9" (4.07m x 3.59m)
Window to the front elevation.

BEDROOM TWO
12' 0" x 11' 0" (3.65m x 3.36m)
Fitted bedroom furniture incorporating multiple wardrobes with a chest of drawers. Window to the front elevation.

BEDROOM THREE
9' 7" x 11' 0" (2.92m x 3.36m)
Window to the front elevation.

BEDROOM FOUR
8' 10" x 7' 1" (2.68m x 2.15m)
Window to the front elevation.

SHOWER ROOM
8' 10" x 5' 3" (2.69m x 1.59m)
Three piece suite incorporating a shower cubicle with a shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout and a window to the front elevation.

FAMILY BATHROOM
9' 7" x 6' 8" (2.91m x 2.03m)
Three piece suite incorporating a bathtub with hot and cold water taps, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles to the wet areas and a window to the front elevation.

EAVES STORAGE
3' 4" x 17' 11" (1.01m x 5.45m)


Digitally Altered


Digitally Altered


Digitally Altered





OUTSIDE THE PROPERTY:

STORAGE
4' 10" x 4' 8" (1.48m x 1.41m)

Front Garden

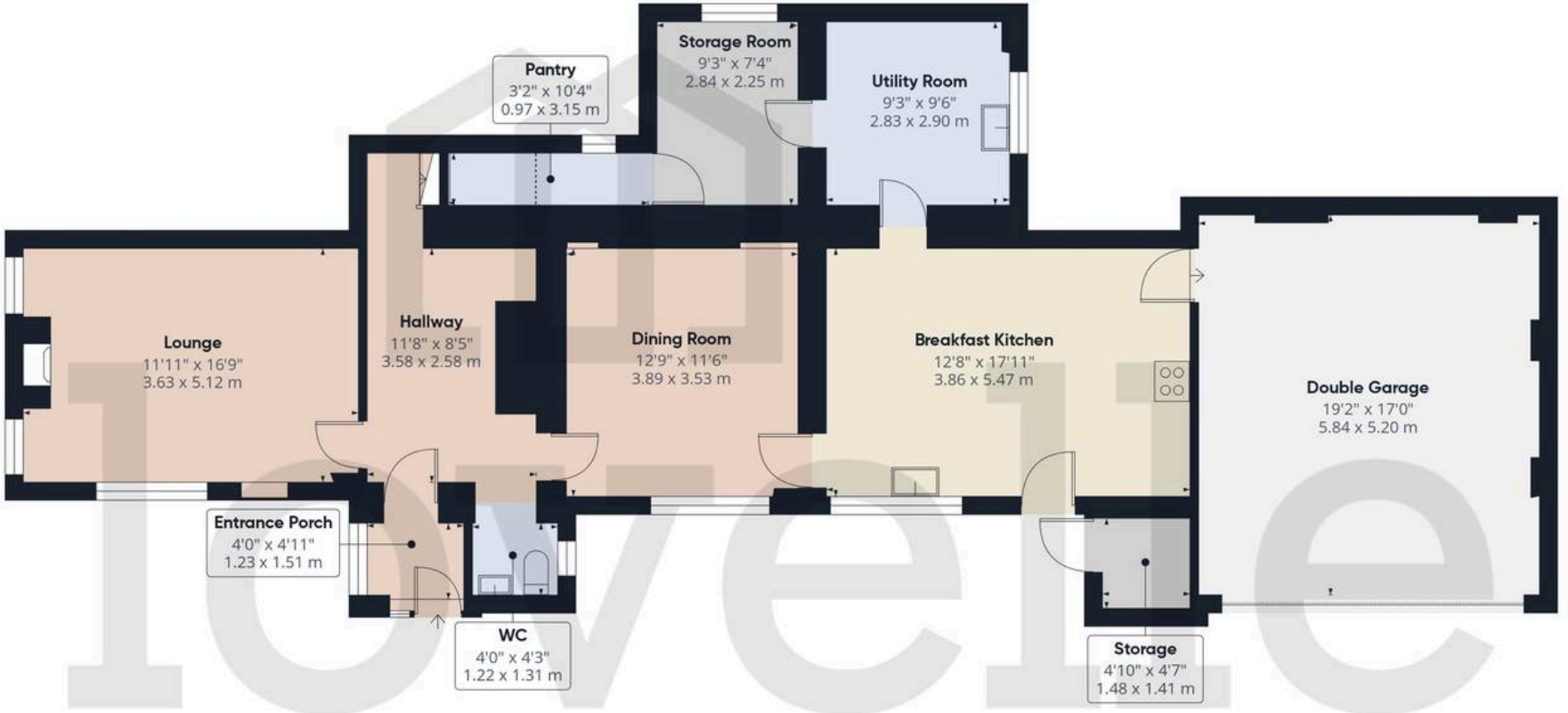
Fully enclosed by brick walls and wooden fencing with views of the village pond. Trees and shrubbery adorn the boundaries of the property. Finished with an ample driveway and a double garage.

DRIVEWAY

4 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces





Ground Floor

Approximate total area(1)

1257 ft²

116.8 m²

Reduced headroom

13 ft²

1.2 m²

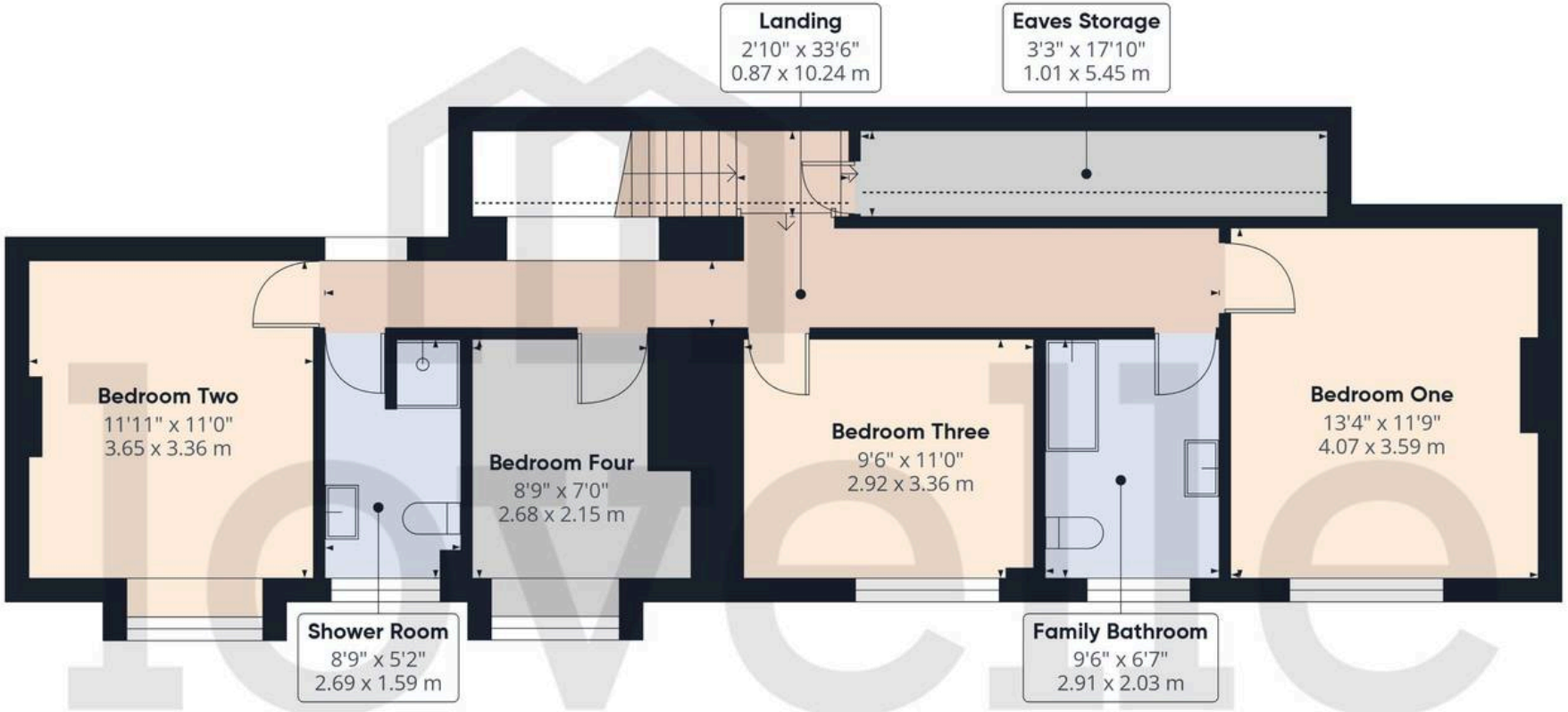
(1) Excluding balconies and terraces

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.

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W
S
N
E

Floor 1

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Approximate total area(1)

750 ft²

69.7 m²

Reduced headroom

46 ft²

4.3 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.

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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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

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.



Lovelle Estate Agency

9 King Street, Barton-upon-Humber - DN18 5ER

01652 636587

barton@lovelle.co.uk

www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/

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