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Huttoft Road, Huttoft



When it comes to
property it must be


lovelle



Guide price £360,000

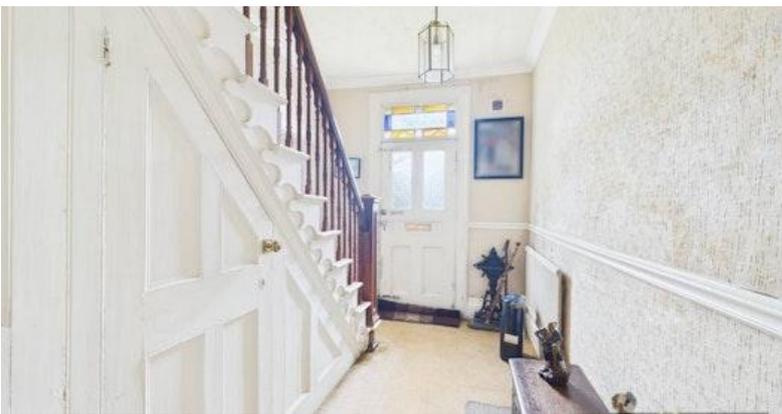


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid

£360,000. Lovelle and Pattinson Auctions are pleased to offer for sale a detached former farm house in need of some modernisation and upgrading. Offering FOUR bedrooms, Two reception rooms, Large Kitchen Dining Room, Utility area, along with large gardens, outbuilding (with planning permission for development) double garage and single garage, and paddock.

Key Features

- Being Sold with Auction terms and conditions
- Detached Farm House
- Out-Buildings and Stable
- Double Garage and Single Garage
- Horse Shoe Driveway
- Paddock and Gardens
- EPC rating F
- Tenure: Freehold





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Lovelle and Pattinson Auctions are pleased to offer for sale a detached former farm house in need of some modernisation and upgrading. The property offers an expanse of rooms, from the entrance porch, laundry room, downstairs WC, great size dining kitchen, lounge, formal lounge, FOUR bedrooms, jack and jill shower room, and further bathroom. To the grounds there are various outbuilding which have planning permission to be converted to holiday cottages, a double garage and single garage, paddock and private garden area, along with horse shoe driveway. this property is not to be missed.

Entrance Porch

1.28m x 1.94m (4'2" x 6'5")

Having a glazed timber door to the side elevation, with wooden windows to the side elevation, door to storage room, and further timber door into the entrance porch.

Inner Lobby

1.81m x 1.75m (5'11" x 5'8")

Having a tiled floor, giving access to the laundry room and cloak room, wall light point.

Laundry Room

1.75m x 1.8m (5'8" x 5'11")

Having a tiled floor, panelled walling, Upvc window to the rear elevation, and further window into the entrance porch, oil boiler, plumbing for washing machine and tumble drier, electric sockets.

Ground Floor Cloakroom

1.83m x 2.08m (6'0" x 6'10")

Being fully tiled floor to ceiling, vanity wash hand basin with WC stretches the whole wall, there is enough room in her to add a shower if needed.

Kitchen Diner

4.31m x 6.09m (14'1" x 20'0")

What a fantastic space! With Upvc windows to the side and rear elevation, the kitchen has a range of cottage style wall and base units in cream, with black work surface over, agar style cooker, single drainer ceramic sink with mixer tap over, original brick store with cupboard and shelving, this all opens to the dining room, with central heating radiator, laminate flooring, ceiling spot lights, door leading into the inner hall.

Inner Hall

2.35m x 4.52m (7'8" x 14'10")

Giving access to the lounge and formal lounge, stairs to the first floor, understairs storage, ceiling light, radiator, door to the front elevation.

Formal Lounge

4.82m x 4.47m (15'10" x 14'8")

Having a floor to ceiling timber bay window to the front elevation, ceiling light, feature fire in surround, x 3 central heating radiators, picture rail to ceiling.

Second Reception Room

4.83m x 4.55m (15'10" x 14'11")

With timber floor to ceiling bay window to the front elevation, wooden floors, picture rail, ceiling light, central heating radiator, feature fire in surround.

Stairs to First Floor and Landing

Giving access to the first floor rooms, ceiling light and radiator.

Bedroom One

3.87m x 4.48m (12'8" x 14'8")

Having a range of fitted wardrobes, with over head storage and spot lighting, Upvc window to the front elevation, central heating radiator, electric points, door leading to the "Jack and Jill" shower room.

Jack and Jill Shower Room

3.68m x 2.2m (12'1" x 7'2")

Comprising of built in shower cubical with glazed door, vanity wash hand basin with under counter storage, WC, Upvc window to the front elevation, radiator, ceiling light and door s leading either to bedroom one or the landing.

Bedroom Two

4.45m x 2.21m (14'7" x 7'4")

Upvc window to the front elevation, ceiling light, radiator,

Bedroom Three

4.41m x 2.24m (14'6" x 7'4")

Upvc window to the rear elevation, ceiling light, electric sockets, and radiator.

Steps to further Landing

From the main landing there are two steps down to the further bedroom and bathroom, this would make an ideal master suite.

Bedroom Four

4.3m x 4.06m (14'1" x 13'4")

Having a Upvc window to the side elevation, radiator, ceiling light, built in storage cupboard, this room is a fantastic size.

Family Bathroom

1.92m x 5.97m (6'4" x 19'7")

in need of an upgrade but currently comprises of panelled bath, built in shower cubical, vanity wash hand basin with storage under, WC, the bathroom has two windows the side elevation, ceiling lighting and radiator.

Double Garage

To side of the property is a double garage with extra storage room to the side of it,, with up and over doors.

Single Garage

At the side of the double garage there is a further single garage with up and over door.

Gardens

WOW!!! what could you do with this space. There are private gardens to the front and side of the property enclosed with timber fencing and mature hedging, there are a number of brick built dwarf walls enclosing areas of the gardens, patio area





to the side of the property leading to the garages, and then further gardens beyond this. There's a foot path that leads to out buildings which have planning permission to convert to holiday cottages if required (the current owner has told us), there is also a further building that is in need of full repair again that has planning on there.

Paddock

To the side of the main garden is a further paddock or garden area what ever you would like it to become, the boundaries have fencing to all sides, mainly laid with grass, and mature planted trees and shrubs.

Former Outbuilding

There's a foot path that leads to out buildings which have planning permission to convert to holiday cottages if required (the current owner has told us), there is also a further building that is in need of full repair again that has planning on there.

Location

Mumby is a picturesque village situation four miles from the Market Town of Alford and only seven mile to the beautiful coast line of Mablethorpe. The coastal town of Skegness is well served and 9 miles from the village. The village has the Red Lion pub which serves food daily. Hogsthorpe and Huttoft (neighbouring villages) have primary schools, village shops, petrol stations and pubs. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. Queen Elizabeth's Grammar School is one of the top ranking Grammar schools in Lincolnshire. There is also a traditional Tuesday auction market, a thriving arts and craft community including regular craft markets and fairs. A doctors' surgery, dentist, Co-op as well as a choice of pubs/restaurants and various day to day shops. Regular bus services also run to Mablethorpe, Louth and Skegness.

Directions

From our office on Victoria Road, Head towards The Boulevard , Continue to follow A52 for 2.5 miles, At the roundabout, take the 1st exit onto Station Road/A52 , Continue to follow A52 for 4.5 miles. The property is on the right hand side after the bend.

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 .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 .Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

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.

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.

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.

Auctioneer Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Floor 0



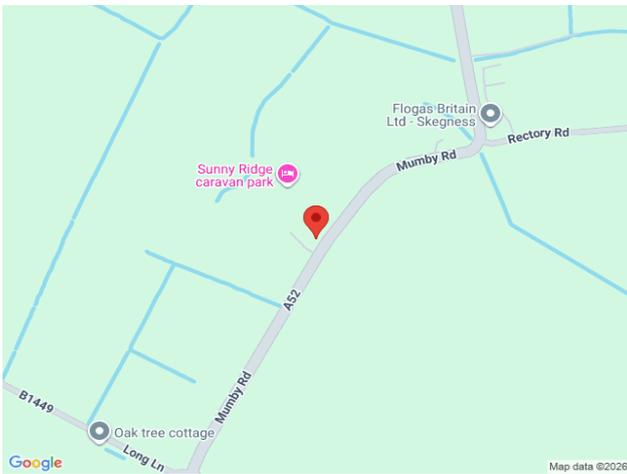
Floor 1

Approximate total area⁽¹⁾
1940 ft²
180.4 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



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