



## Parks Close, Ulceby, North Lincolnshire

Offers over £115,000 Freehold

Total Floor Area: 58 Square Metres • Kitchen Diner • Living Room • Two Bedrooms • Family Bathroom • Enclosed Rear & Front Gardens • Detached Garage & Allocated Parking

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Ideal for the first time/young family buyer or someone looking to downsize.

The ground floor invites you in to the fully equipped kitchen diner. Moving on, the spacious living room with French doors opening out to the rear garden create a lovely space for entertaining family and friends. While the first floor offers two bedrooms, with all benefitting from a family bathroom.

To complete this home is the rear garden. Fully enclosed and making it Ideal for outdoor dining or relaxing and enjoying a moment to yourself. Finished with a detached garage and allocated parking.

Viewing is An Absolute Must!

#### **BROADBAND TYPE:**

Standard - 3 Mbps (download speed), 0.5 Mbps (upload speed),

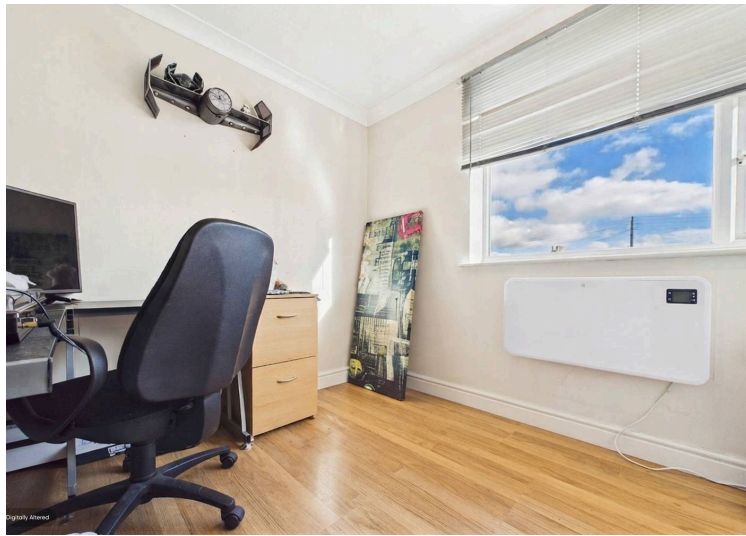
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed).

#### **MOBILE COVERAGE:**

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



**ENTRANCE**

Entered through a UPVC door into the kitchen diner.  
Staircase to the first floor accommodation.

**KITCHEN DINER**

11' 10" x 11' 11" (3.61m x 3.64m)

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Handy storage cupboard. Window to the front elevation.

**LIVING ROOM**

11' 10" x 13' 9" (3.61m x 4.18m)

A substantial room with double opening French doors to the rear elevation flooding it with light.

**FIRST FLOOR ACCOMMODATION:**

6' 1" x 6' 10" (1.85m x 2.09m)

**BEDROOM ONE**

11' 10" x 10' 10" (3.61m x 3.29m)

Double opening French doors to the rear elevation.

**BEDROOM TWO**

8' 7" x 7' 11" (2.62m x 2.42m)

Window to the front elevation and a handy storage cupboard.

**FAMILY BATHROOM**

5' 6" x 6' 9" (1.68m x 2.07m)

Three piece suite incorporating a bathtub with an electric shower over, pedestal wash hand basin with hot and cold water taps and a push button WC. Decorative tiles to the wet areas.

### **FRONT GARDEN**

Predominantly laid to lawn with a walkway leading to the front door. Finished with mature plantings.

### **REAR GARDEN**

Fully enclosed by fencing with a patio area. Perfect for outdoor entertaining or relaxing in the sun.

### **GARAGE**

Single Garage

Power and lighting.

### **ALLOCATED PARKING**

1 Parking Space



\*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 £30.00 (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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of 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.

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## 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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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## 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.

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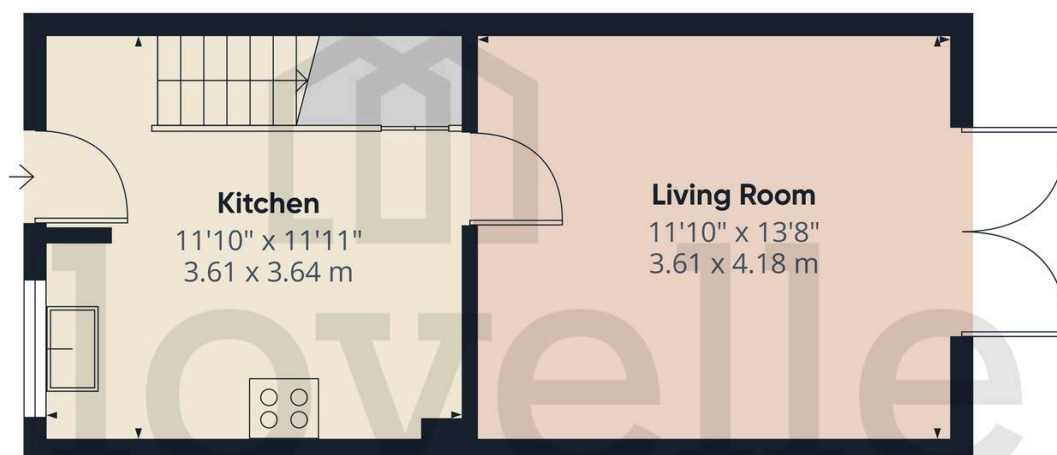
## ENERGY PERFORMANCE INFORMATION

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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## 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.



Approximate total area<sup>(1)</sup>  
308 ft<sup>2</sup>  
28.6 m<sup>2</sup>

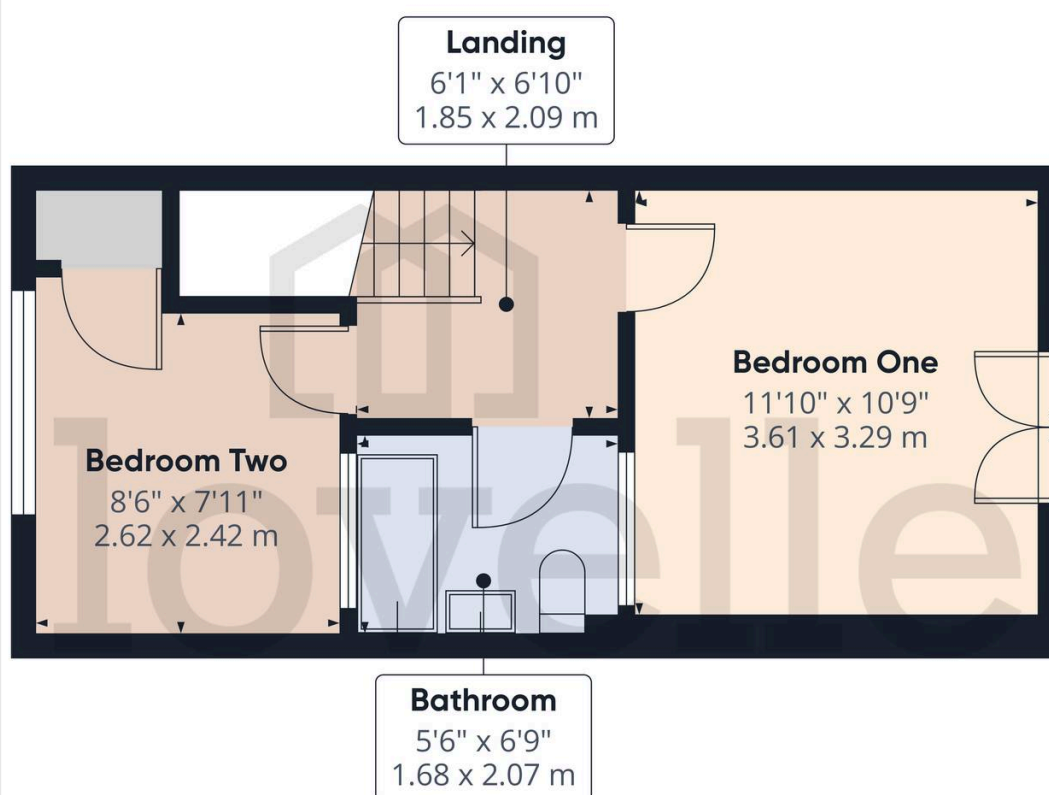
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
277 ft<sup>2</sup>  
25.8 m<sup>2</sup>

(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.

GIRAFFE 360



Floor 1 Building 1



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## 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/](http://www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/)

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