



## The Elms

### East Ravendale, Lincolnshire DN37 0RX

This spacious FOUR BEDROOM DETACHED BUNGALOW built in 1975 which is located on an elevated mature plot with superb views towards the beautiful open countryside of the Wolds. The bungalow is being sold with no forward chain and has accommodation including: Entrance hall, good sized kitchen/breakfast room, utility room, wc, large lounge/dining room, good sized sun room, four bedrooms and a family sized bathroom/wc. Extensive double glazing. LPG central heating. Cavity wall insulation. Car port with an adjoining garden store. Front and rear gardens. REAR ELEVATION PHOTOGRAPH

**£425,000**

- MODERN DETACHED BUNGALOW
- VIEWS TOWARDS THE WOLDS
- LARGE LOUNGE & DINING ROOM
- SUN ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & WC
- FOUR BEDROOMS
- EXTENSIVE DOUBLE GLAZING & LPG CENTRAL HEATING SYSTEM
- CARPORT & GARDEN STORE
- NO CHAIN





## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## FRONT ELEVATION PHOTO

To take full advantage of the spectacular views of the Wolds this bungalow has been designed and constructed with the main entrance at the rear.



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

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## ENTRANCE HALL

Approached via a single glazed entrance door which has matching side lights, this L shaped entrance hall has a radiator and fitted airing cupboard.



## KITCHEN/BREAKFAST ROOM

14'9" x 12'9" (4.51 x 3.9)

Fitted with a range of modern white base and wall cupboards having contrasting work surfaces inset with a stainless steel sink unit. Space for slot in cooker which has an extractor chimney above. Coving to ceiling. Double glazed window. Radiator. Tiled splash backs together with a tiled floor. Ample space for a breakfast table and chairs.



## KITCHEN/BREAKFAST ROOM



## UTILITY ROOM

7'0" x 5'6" (2.14 x 1.69)

Double glazed window and door, together with a wall mounted Baxi wall mounted gas fire. Tiled flooring. Useful coat hooks.



## SEPARATE WC

Fitted with a low flush and a small corner sink. Double glazed window and coving to ceiling. Tiled flooring.

## LOUNGE/DINING ROOM

23'10" x 14'2" (7.28 x 4.34)

This spacious lounge/dining room has an open arch with the lounge area having a modern fireplace inset with an open fire and gas connection if required, radiator and double glazed patio doors with matching windows either side which opens onto the paved screened patio area. The dining area has a double glazed bow window and radiator. Wall light points.



## DINING ROOM PHOTOGRAPH



## LOUNGE PHOTOGRAPH



## INNER LOBBY

With access into the:-

## SUN ROOM

10'2" x 13'9" (3.10 x 4.21)

This lovely addition to the bungalow has two double glazed windows and double glazed patio doors opening onto the patio area which has the views over the Wolds



## BEDROOM 1

10'1" x 12'1" (3.08 x 3.69)

Double glazed window, radiator and coving to ceiling.



## BEDROOM 2

10'7" x 7'11" (3.24 x 2.43)

Double glazed window, radiator and coving to ceiling.





### BEDROOM 3

10'3" x 7'10" (3.14 x 2.41)

Double glazed window, radiator and coving to ceiling.



### BEDROOM 4

10'4" x 8'2" (3.15 x 2.51)

Double glazed window, radiator and coving to ceiling.



### BATHROOM/WC

10'2" x 6'10" (3.1 x 2.1)

This modern fitted family bathroom is fitted with a suite in white comprising a P shaped panelled bath having an electric shower and screen above, a white high gloss vanity unit with a mirror and wall lights above and a low flush wc. Double glazed window. Tiled floor. Complementary tiling to walls.



### OUTSIDE

#### COVERED CAR PORT

There is a substantial car port which has access into the bungalow via the utility room. Door leads into the:-

#### GARDEN STORE

7'9" x 10'4" extending to 16'0" (2.38 x 3.16 extending to 4.88)

#### THE GARDENS

As previously mentioned the property stands on an elevated plot with stunning views over the Lincolnshire Wolds with the main entrance accessed via the tarmac driveway to the right of the bungalow, this garden has high trees to the boundary which provide natural shelter from the neighbouring property. An ornamental wall shields the LPG storage tank from the bungalow. The garden to the front is mainly lawned inset with mature trees together with a patio area which is positioned to take in the amazing views and the WEST facing sunsets during the summer months. The Elms is situated on a private lane where the new owners will have vehicular and pedestrian access.



### AMAZING VIEWS TOWARDS THE WOLDS



### AMAZING VIEWS TOWARDS THE WOLDS



### DIRECTIONS

Directions to the property use What3words - [///duke.blanket.clumped](#)

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold and an agricultural restriction may apply and investigations are ongoing by the sellers solicitor".

Confirmation / verification has been requested. Please consult us for further details.

### SERVICES

We are informed by the vendors there is mains, electricity and sewage connected to the bungalow but the mains water is at present on a shared meter with three other properties in the village where the bill is shared equally.

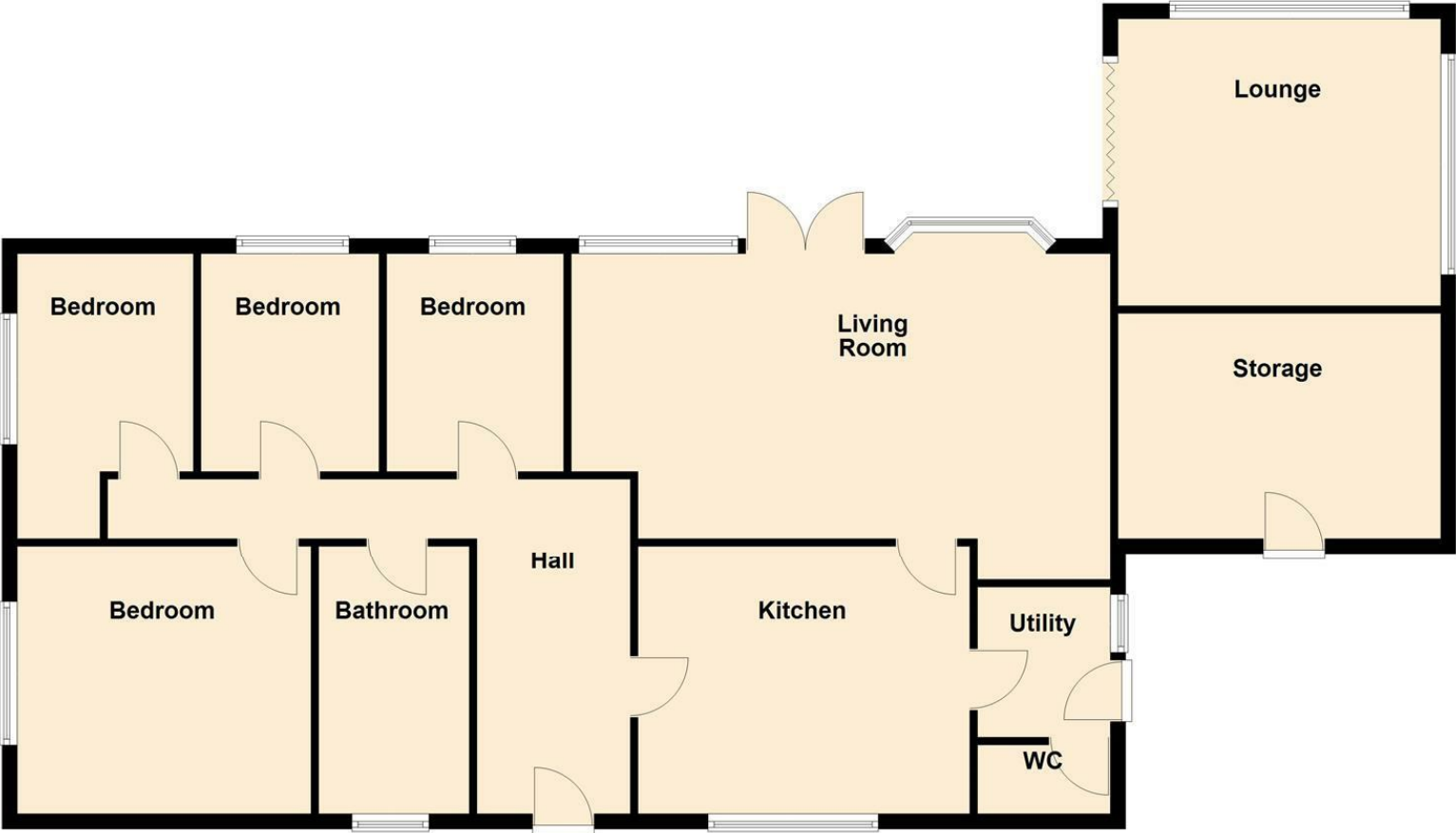
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

**Ground Floor**  
Approx. 136.8 sq. metres (1472.9 sq. feet)



Total area: approx. 136.8 sq. metres (1472.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	63
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.