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High Gables, Wainfleet Road, Irby In The Marsh, PE24 5AY

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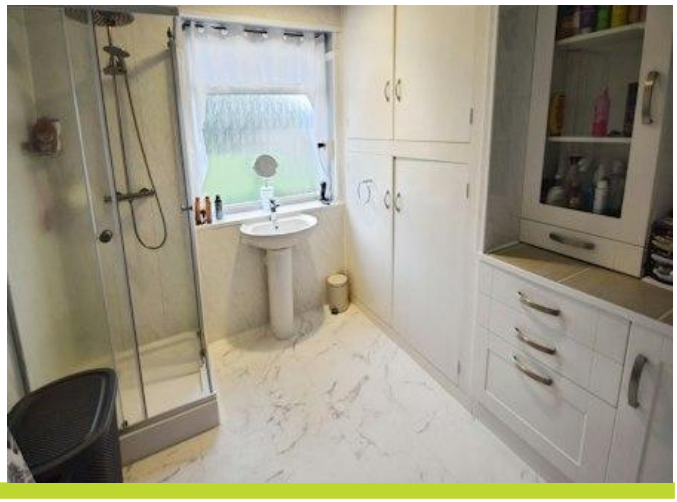
Offers Over £300,000

When it comes to property it must be lovelle



Offers in excess of £300,000

2 1 2

Key Features

- NO ONWARD CHAIN
- Two Double Bedrooms
- Kitchen/Diner + Large Utility Room
- Great Village Location, Open Field Views
- 3/4 of an Acre Plot
- Large Driveway, Parking for Numerous Vehicles
- EPC rating D
- Tenure: Freehold

For sale with NO ONWARD CHAIN! Wow huge 3/4 acre plot! Plenty of parking with large double garage plus further garage and outbuildings. Well proportioned accommodation comprising; porch, dining room, lounge with bay window, two double bedrooms, WC and shower room, kitchen-diner, large utility room benefitting from new Air Source heat pump heating system and owner owned Solar Panels (sell your surplus energy back to the grid) and double glazing to make your home energy efficient and reduce your running costs! Pleasant village location with views to the side of pony paddocks and pasture land to the rear. Irby in the Marsh is less than five miles from the market town of Wainfleet, Spilsby and Burgh le Marsh and eight miles from the coastal town of Skegness.

Entrance Porch

Entered via a UPVC front entrance glazed door, UPVC double glazed windows, radiator, quarry tiled floor and inner obscure glazed door with leaded and stained-glass windows either side opens to;

Dining Room

4.44m x 3.67m (14'7" x 12'0")

With UPVC double glazed window to the front aspect, radiator, laminate flooring, telephone point, picture rail, doors to;

Lounge

4.14m x 3.78m (13'7" x 12'5")

(measurements excluding bay window). With UPVC double glazed bay window to the front aspect, UPVC double glazed window the side aspect, TV aerial point, radiator, laminate flooring.

Bedroom One

4.14m x 3.88m (13'7" x 12'8")

With UPVC double glazed window to the side aspect, UPVC double glazed bay window to the rear aspect, telephone and aerial point and radiator, laminate flooring.

Bedroom Two

3.37m x 3.37m (11'1" x 11'1")

With a range of fitted wardrobes including two double and a corner unit, UPVC double glazed windows to the front and side aspects, picture rail, radiator, TV aerial point.

Shower Room

2.79m x 2.52m (9'2" x 8'4")

With shower cubicle, pedestal wash hand basin, large airing cupboard with good storage, fitted drawers and cupboards, obscured UPVC double glazed window to the rear aspect, radiator, waterproof wall panelling.

WC

With WC, obscure UPVC double glazed window to the rear aspect, radiator.

Kitchen-Diner

3.82m x 3.35m (12'6" x 11'0")

Equipped with a range of wall and base units with integrated electric oven, roll edged worksurfaces, stainless steel single drainer sink with mixer tap over, four ring ceramic hob with concealed hood over, UPVC double

glazed windows to the side and rear aspects, radiator, space and plumbing for dishwasher, space for one more under counter appliance.

Utility Room

6.4m x 1.71m (21'0" x 5'7")

With a range of base units with worksurface over incorporating a one and half bowl sink and mixer tap, UPVC double glazed windows to the front and side aspects, door to the front aspect, stable door to the rear aspect, space and plumbing for washing machine, space for further appliances, coat hooks, central heating radiator, door to;

Store Room

2.65m x 1.98m (8'8" x 6'6")

With power, light and cold water tap.

Outside

The property has a lawned front garden with stoned driveway leading to double wrought iron gates that lead down into the rear garden and to a concrete hardstanding, the outbuildings and the garages. The rear of the property is mainly laid to grass with established orchard with many varieties of trees. There is concrete hardstanding/patio area to the rear of the bungalow.

Garage One (Double)

7.13m x 4.84m (23'5" x 15'11")

With up and over door, rear personal door, UPVC double glazed window to the rear aspect, power and light.

Garage Two (Single)

4.83m x 3.05m (15'10" x 10'0")

With up and over door, light and power, two UPVC double glazed windows.

Wood Store

Between the two garages with UPVC roof.

Outbuildings (former Kennels)

A range of outbuilding comprising a two former kennels and attached store. The former kennels have been converted to a potting shed with the enclosed runs being replaced with polycarbonate roofs, two stores, with doors opening into glazed runs/areas and outside lights.

Services

With air source heat pump and new radiators. We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Located in a semi-rural location in the small village of Irby in the Marsh, the property is located a short drive from the market towns of Wainfleet All Saints and Spilsby which both have local amenities including small supermarkets and an array of other shops.

Directions

From Skegness, take the Burgh Road A158 out of town. follow the burgh bypass to Gunby roundabout. At the roundabout take the exit labelled for Lincoln. Then take the first left just before the layby. Follow Gunby Lane for approximately 2.3 miles and then once you get to the junction turn left, follow the road into the village of Irby in the Marsh and the property can be found on the left hand side marked by our for sale board.

Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: D
Detached bungalow, standard brick and block construction
2/3 bedrooms, 2 bathrooms, 1 receptions
Accessibility adaptations: None
Outside areas: Front garden, Side garden, and Rear garden, 3/4 of an acre
No spray foam insulation
Mains electricity
Mains water
Private Drains, septic tank
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 OK, Vodafone OK, Three Great, EE Great
Parking: Driveway, Off Street, Two Garages
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Local Authority
This property falls within the geographical area of East Lindsey District Council - 01507 601111. https//www.e-lindsey.gov.uk/

Viewing
By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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.

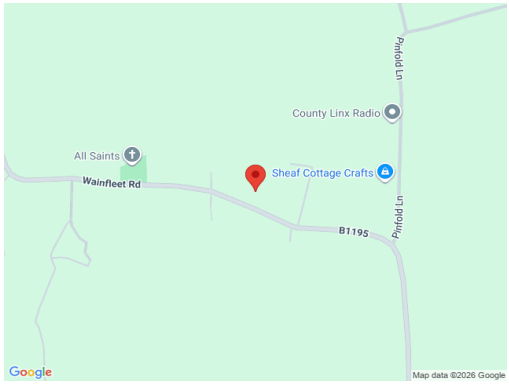
How to Make an Offer
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided 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 the 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 the new Money Laundering Legislation.

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 01754 769769 to arrange an appointment.

Energy Performance Certificate
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.

Agents Notes
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 representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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it must be
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The Property Ombudsman