



West End Road, Ulceby, North Lincolnshire

Guide Price £300,000

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 lovelle







## Key Features

- Total Floor Area: 277 Square Metres
- 0.7 Acres of Land
- Lounge & Sitting Room
- Breakfast Kitchen & Dining Room
- WC & Storage Room
- Utility Room & Pantry
- Six Bedrooms
- Balcony
- Family Bathroom
- Multiple Outbuildings
- Wraparound Gardens
- EPC rating F









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## DESCRIPTION

A RARE OPPORTUNITY TO OWN AN EDWARDIAN PROPERTY INCORPORATING THE ARTS AND CRAFTS STYLE.

In need of renovation and ready for new owners to put their own stamp on it.

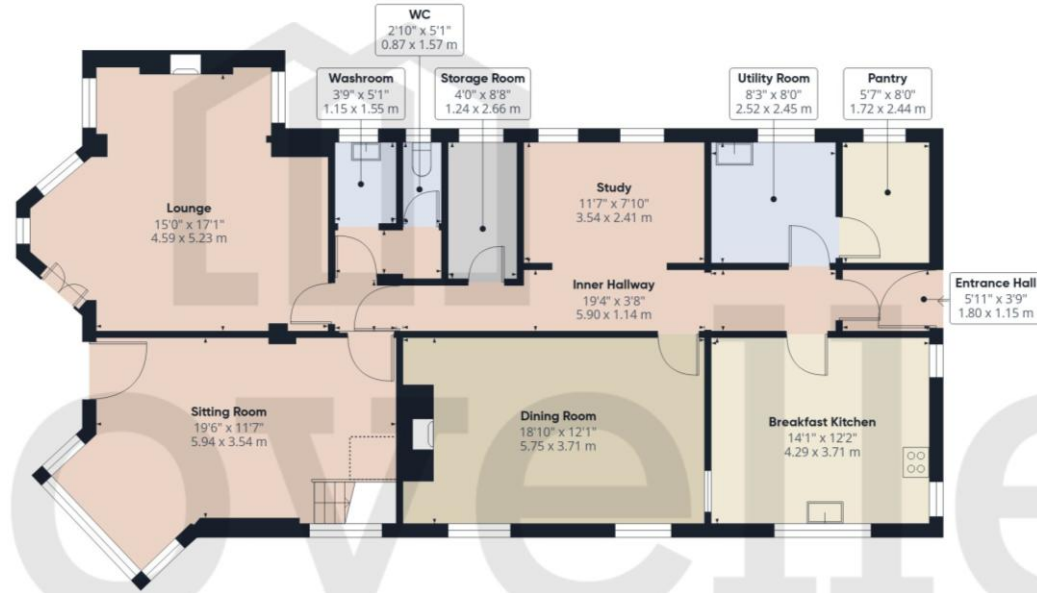
This residence opens with a bright breakfast kitchen with an adjacent pantry and a utility room. Not to forget the storage room and downstairs WC, adding functionality and convenience to the property. Exploring deeper there is a cosy study, perfect as a home office or a reading corner. Right next to it is the formal dining room and the sitting room. Finishing the ground floor is the lounge with a feature fireplace, perfect for those cold winter evenings. While the first floor offers six bedrooms and a family bathroom. With the main bedroom benefitting from a balcony offering great views of the garden and surrounding area.

Once you have finished taking in the beauty, you find yourself in the garden. Fully enclosed by surrounding trees, shrubbery and colourful plantings and divided into multiple "garden rooms". Finished with a double garage and a workshop.

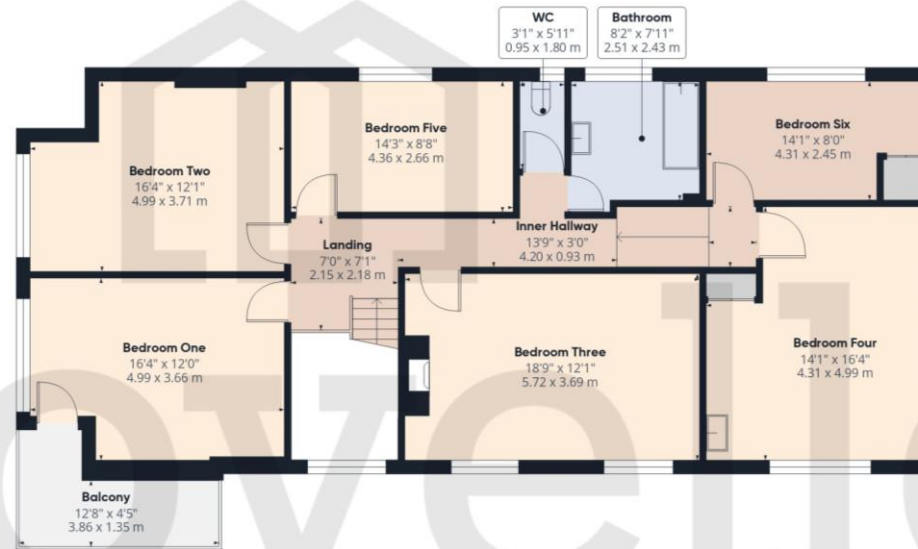
Do not hesitate and book a viewing today!



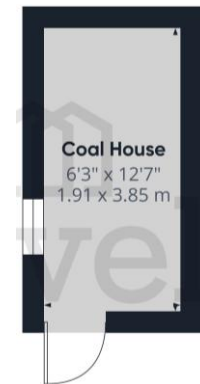
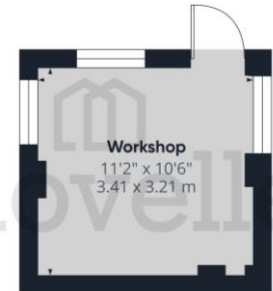
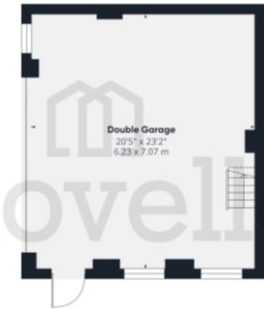
## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1





## West End Road, Ulceby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band G

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. 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 mortgage advisor on 01652636587 to arrange an appointment.

### 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.

SKB Estates Limited T/A Lovelle Estate Agency

### 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.lovell.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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	34 F	
1-20	G		

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.

Follow us on:



**ENTRANCE HALL** 1.8m x 1.15m (5'11" x 3'10")

Entered through a half glazed wooden door into the hall. Doors to all principal rooms.

**BREAKFAST KITCHEN** 4.29m x 3.71m (14'1" x 12'2")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset Belfast sink and drainer with a mixer tap. Freestanding four ring electric cooker with a double oven and an extraction canopy over.

Dual aspect with windows to the side and rear elevation.

**UTILITY ROOM** 2.52m x 2.45m (8'4" x 8'0")

Plumbing for a washing machine and space for further appliances.

Storage shelving.

Window to the side elevation.

**PANTRY** 1.72m x 2.44m (5'7" x 8'0")

Storage shelving.

**DINING ROOM** 5.75m x 3.71m (18'11" x 12'2")

Spacious room with a feature mid-century modern fireplace. Adding whimsical charm to this space.

Two windows to the side elevation.



**STUDY** 3.54m x 2.41m (11'7" x 7'11")

Great space to use as a home office, reading nook or as a reception area.  
Two windows to the side elevation.

**STORAGE ROOM** 1.24m x 2.66m (4'1" x 8'8")

Window to the side elevation.

**WASHROOM** 1.15m x 1.55m (3'10" x 5'1")

Wall mounted wash hand basin with hot and cold water taps.

Window to the side elevation.

**WC** 0.87m x 1.57m (2'11" x 5'2")

Low level WC and a window to the side elevation.

**LOUNGE** 4.59m x 5.23m (15'1" x 17'2")

Flooded with light thanks to the decorative wooden windows to the front and rear elevation. Finished with a column fireplace housing an open flame fire. Perfect for those cold winter evenings.

**SITTING ROOM** 5.94m x 3.54m (19'6" x 11'7")

Spacious room and perfect to enjoy a quiet moment to yourself.

Dual aspect with decorative wooden windows to the side and front elevation.

Staircase to the first floor accommodation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 4.99m x 3.66m (16'5" x 12'0")

Window to the front elevation and a door to the balcony.

**BALCONY** 3.86m x 1.35m (12'8" x 4'5")

**BEDROOM TWO** 4.99m x 3.71m (16'5" x 12'2")

Window to the front elevation.

**BEDROOM THREE** 5.72m x 3.69m (18'10" x 12'1")

Two windows to the side elevation. Pedestal wash hand basin with hot and cold water taps and a built-in storage cupboard.

**BEDROOM FOUR** 4.31m x 4.99m (14'1" x 16'5")

Dual aspect with windows to the side and rear elevation. Vanity wash hand basin with hot and cold water taps and a built-in storage cupboard.

**BEDROOM FIVE** 4.36m x 2.66m (14'4" x 8'8")

Window to the side elevation.

**BEDROOM SIX** 4.31m x 2.45m (14'1" x 8'0")

Dual aspect with windows to the side and rear elevation with a handy storage cupboard.

**BATHROOM** 2.51m x 2.43m (8'2" x 8'0")

Two piece suite incorporating a bathtub with hot and cold water taps and a vanity wash hand basin with hot and cold water taps. Towel rail radiator and decorative tiles to the wet areas.

Window to the side elevation.

**WC** 0.95m x 1.8m (3'1" x 5'11")

Low flush WC and a window to the side elevation.



#### **OUTSIDE THE PROPERTY:**

##### **FRONT ELEVATION**

Adorned with mature trees, shrubbery and colourful plantings acting as a screen from the road.  
Gravel driveway offering ample off-street parking for multiple vehicles.

##### **OUTBUILDINGS:**

**DOUBLE GARAGE** 6.23m x 7.07m (20'5" x 23'2")

Double opening garage doors. Power and lighting. Benefitting from a boarded loft adding extra storage to the property.

**WORKSHOP** 3.41m x 3.21m (11'2" x 10'6")

Power and lighting.

**COAL HOUSE** 1.91m x 3.85m (6'4" x 12'7")

##### **REAR ELEVATION**

Landscaped garden divided into multiple "garden rooms" incorporating a vegetable garden, manicured lawn, orchard with mature fruit trees and a delightful patio surrounded by specimen plantings. Trees and shrubbery adorn the boundaries of the property.



**LOCATION**

The village of Ulceby is well positioned for commuting to the employment areas and towns of the region. Ulceby is a popular village having a Co-operative supermarket with Post Office, two Public Houses, takeaway, Indian takeaway, modern community hall, vets, unisex hairdressers, tea rooms, playing field, St Nicholas Church and Primary school. A bus service operates to the nearby towns, where comprehensive facilities and amenities can be found.

**BROADBAND TYPE**

Standard- 9 Mbps (download speed), 0.9 Mbps (upload speed),  
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - likely,  
Indoors - limited,  
Available - O2, Vodafone, Three, EE.

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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 £20.00 (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.



