

Buy. Sell. Rent. Let.



Ingleton, Wainfleet Road, Irby In The Marsh, PE24 5AZ



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£285,000

When it comes to  
property it must be

 **lovelle**

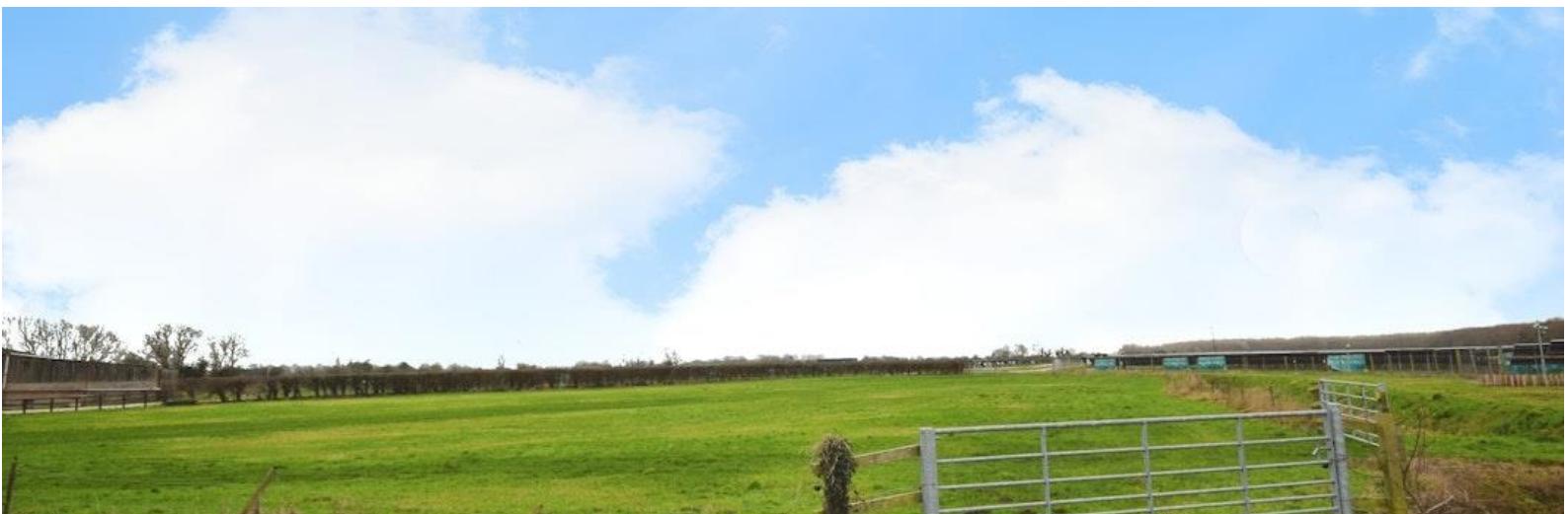


£285,000



### Key Features

- No Onward Chain
- Fabulous Semi-Rural Position with Fields Around
- Good Size Plot - 1/5 of an acre
- Large Lounge-Diner & Kitchen
- Modern Family Bathroom
- Modern En-Suite Shower Room to Master
- EPC rating E
- Tenure: Freehold





Wow- great country lane position with no immediate neighbours and open fields around! This spacious bungalow offers flexible accommodation with great size rooms! Good size plot measuring approximately 1/5 of an acre, plus driveway and large detached garage. The accommodation comprises; entrance porch, spacious hallway with cloaks cupboard and large airing cupboard, lounge-diner with bay window, kitchen, modern family bathroom, master bedroom with fitted wardrobe and large, modern en-suite shower room, three further double bedrooms, one with patio doors so could make an ideal second reception room/dining room if required. The property has oil central heating and UPVC double glazing. Situated down a private, no-through road so only a few cars will come down the lane giving you a peaceful position on the edge of the village. Irby-in-the Marsh is located 5 miles from the Market Town of Spilsby (on the edge of the Lincolnshire Wolds, area of Outstanding Natural Beauty) and Burgh Le Marsh is 4 miles away both with supermarkets, shops, doctors, schools and amenities. The coastal resort of Skegness is only 8 miles away with further choice of amenities and miles of golden sandy beach!

### Porch

Entered via UPVC front door, tiled floor, UPVC door to;

### Hallway

Spacious hallway with cloaks cupboard, large cupboard also housing the hot water tank, radiator, doors to;

### Kitchen

14'3" x 11'3" (4.3m x 3.4m)

With UPVC windows to the side and rear aspects, radiator, fitted base and wall cupboard, worksurfaces with stainless steel sink, space for washing machine, space for tumble dryer, freestanding LP gas cooker, space for tall fridge-freezer, radiator.

### Lounge-Diner

19'9" x 13'4" (6m x 4.1m)

UPVC bay window plus two further UPVC windows, radiator, inset LP gas fire with marble hearth and wooden surround, coving.

### Bathroom

9'1" x 7'9" (2.8m x 2.4m)

UPVC window to the rear aspect, tiled floor and walls, bath with mixer tap/shower attachment, separate shower cubicle, pedestal wash hand basin, low level wc, radiator, extractor fan

### Bedroom One

11'9" x 11'9" (3.6m x 3.6m)

(Min dimensions, excludes door recess/wardrobe). With UPVC window to the side aspect, radiator, fitted wardrobe, door to;

### En-Suite

7'5" x 7'5" (2.3m x 2.3m)

With UPVC window to the rear aspect, tiled walls and floor, walk in shower cubicle, pedestal wash hand basin, low level wc, ladder style radiator, extractor fan.

## Bedroom Two/Dining Room

15'3" x 10'6" (4.6m x 3.2m)

UPVC window to the side aspect, UPVC sliding patio doors to the garden, radiator.

## Bedroom Three

13'8" x 9'9" (4.2m x 3m)

(Max dimensions into back of wardrobe). With UPVC window to the front aspect, radiator, fitted dressing table and open fronted wardrobe.

## Bedroom Four

11'9" x 6'9" (3.6m x 2.1m)

UPVC window to the side aspect, radiator.

## Outside

The property is approached via a shared, unadopted private lane (Chapel lane) and leads to a double width concrete driveway leading to the large detached garage. To one side of the garage is a decked bin store area. To the other side of the garage a wrought iron gate opens to the gardens which wrap around the bungalow, laid mainly to lawn with raised bed, large greenhouse, decked seating area and enclosed by hedging.

## Garage

23'6" x 14'5" (7.2m x 4.4m)

Large detached garage with power and light, up and over garage door to the driveway, personnel door to the side aspect, UPVC windows.

## Services

The property has oil central heating, water, septic tank (non compliant) and electricity. 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

Irby-in-the Marsh is located 5 miles from the Market Town of Spilsby (on the edge of the Lincolnshire Wolds, area of Outstanding Natural Beauty) and Burgh Le Marsh is 4 miles away both with supermarkets, shops, doctors, schools and amenities. The coastal resort of Skegness is only 8 miles away with further choice of amenities and miles of golden sandy beach!

## Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout continue straight on to the by-pass and at Gunby roundabout turn left signposted Spilsby and Lincoln. Take the first left onto Gunby Lane. Continue along, the road continues into Mill Lane, when you get to the junction turn left onto Wainfleet Road. After a few hundred metres take the first right (on the sharp left hand bend) onto Chapel Lane and it is the second property on the left hand side.





## Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/Hjz6LMSjDygCKW9BPMcg9x/view>

## Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Private Drains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - OK

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

Coal mining area: No

Non-coal mining area: 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

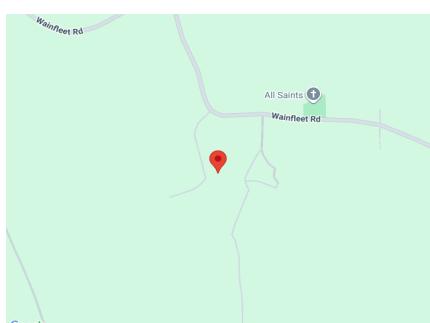
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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

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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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When it comes to **property**  
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**lovelle**

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