



Main Street, Horkstow, North Lincolnshire

Offers over £450,000



  
lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 164 Square Metres
- Stood On An Elevated Plot
- Lounge & Dining Room
- Kitchen
- Sunroom & Office
- Four Double Bedrooms
- Two Shower Rooms
- Two WCs & Family Bathroom
- Driveway & Detached Garage
- EPC rating C





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## DESCRIPTION

**\*\*NO CHAIN\*\***

Stood on an elevated plot, situated in the desirable village of Horkstow, with views over the fields and Horkstow Bridge, is this superb R.W.Price designed and built family home. Having been loved by the current owners, ready for someone new to move in and put their own stamp on it. Approaching this home, it reveals a driveway and a detached garage surrounded by beautiful gardens and lush greenery.

The generously proportioned accommodation invites you in through a lovely entrance porch into the hallway with doors to all principal rooms. As you make your way through, you are greeted by a charming kitchen with adjoining dining room. Further on there is a substantial and bright lounge that overlooks the fabulous front garden. Connected to this space is a sunroom which provides excellent space to entertain family and guests.

Once upstairs this home reveals four double bedrooms, two shower rooms and a bathroom, with views of the surrounding fields and scenery.

Outside of this lovely home are two attractive gardens. An established front garden with shrubbery and colourful plantings and a rear garden with multiple patio areas, mature trees and a manicured lawn which has its very own summer house for the family to enjoy. Ideal for somebody who enjoys nature and being outdoors.

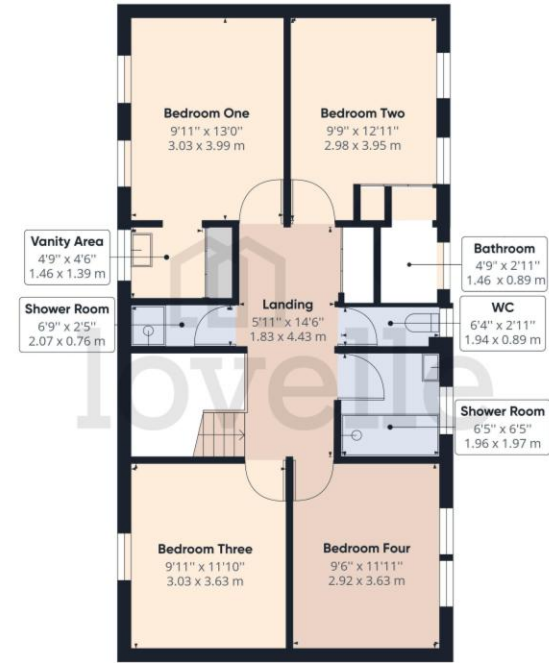
We anticipate a high demand for this property, viewing is highly recommended!



# FLOORPLAN



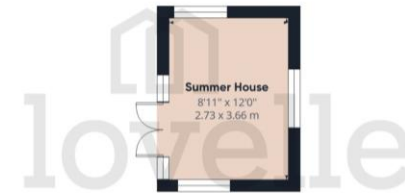
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

## Main Street, Horkstow, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band F

### 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.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 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	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.

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**ENTRANCE** 2.65m x 4.43m (8'8" x 14'6")

Entered via a UPVC door into the porch, wooden door to the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LOUNGE** 6.06m x 3.94m (19'11" x 12'11")

A substantial space with a feature Inglenook brick fireplace surround housing a cast iron stove sitting on a tiled hearth. Decorative wooden beams across the ceiling add rustic charm to this space. Dual aspect with two windows to the front elevation and two archways to the rear elevation, connecting to the sun room.

**SUNROOM** 4.07m x 3.71m (13'5" x 12'2")

Beautiful room with an exposed brick feature wall and decorative wooden beams across the ceiling. Three windows to the rear elevation and double opening French doors to the side elevation. Welcoming you out to a charming patio area.

**OFFICE** 1.94m x 1.33m (6'5" x 4'5")

Window to the rear elevation.

**WC** 1.87m x 0.89m (6'1" x 2'11")

Two piece bathroom suite incorporating a push button WC and a wash hand basin built into a vanity unit. Window to the rear elevation.

**DINING ROOM** 3.03m x 3.65m (9'11" x 12'0")

Two windows to the front elevation, overlooking the front garden.

**KITCHEN** 2.93m x 3.63m (9'7" x 11'11")

Range of wall and base units with contrasting marble effect work surfaces and decorative tiled splash backs. One and a half bowl sink and drainer with a swan neck mixer tap. Freestanding "Rangemaster" cooker with multiple ovens and a four ring hob with extraction canopy over. Two windows to the rear elevation.

**UTILITY ROOM** 1.96m x 1.93m (6'5" x 6'4")

Range of wall storage cupboards housing the boiler, plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the rear elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.03m x 3.99m (9'11" x 13'1")

Two windows to the front elevation.

**VANITY AREA** 1.46m x 1.39m (4'10" x 4'7")

Range of storage cupboards and a vanity unit with a built in sink and tiled splash back. Window to the front elevation.

**BEDROOM TWO** 2.98m x 3.95m (9'10" x 13'0")

Two windows to the rear elevation.

**BATHROOM** 1.46m x 0.89m (4'10" x 2'11")

Two piece bathroom suite incorporating a bathtub with shower over and a hand wash basin built into a vanity unit.

Window to the rear elevation and decorative ceramic tiles throughout.

**BEDROOM THREE** 3.03m x 3.63m (9'11" x 11'11")

Window to the front elevation.

**SHOWER ROOM** 2.07m x 0.76m (6'10" x 2'6")

Shower cubicle with a shower over and decorative ceramic tiles throughout.

**WC** 1.94m x 0.89m (6'5" x 2'11")

Push button WC. Window to the rear elevation.

**BEDROOM FOUR** 2.92m x 3.63m (9'7" x 11'11")

Two windows to the rear elevation.

**SHOWER ROOM** 1.96m x 1.97m (6'5" x 6'6")

Two piece suite incorporating a double walk in shower cubicle and a vanity unit with a built in hand wash basin. Towel rail radiator and decorative ceramic tiles to the walls. Window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Beautiful and manicured lawn surrounded by hedging and mature trees, offering some privacy from the surrounding properties. Great views of the Horkstow Bridge and surrounding farmlands. Private driveway to the side with access to the rear garden and detached garage.

### **DETACHED GARAGE** *5.63m x 5.09m (18'6" x 16'8")*

Electric roller door, power and lighting.

### **REAR ELEVATION**

Predominantly laid to lawn with multiple patio and decking areas, offering great spaces to entertain friends and family or enjoy a quiet moment to yourself. Fully private and enclosed by fencing. Colourful plantings and mature trees add a touch of nature and serenity to this garden. Finished off with a delightful summer house.

### **SUMMER HOUSE** *2.73m x 3.66m (9'0" x 12'0")*

Timber construction.

## **LOCATION**

Horkstow, a village rich in historical connections, offers a lovely peaceful location and although one of the smaller villages, it has thriving church and village hall communities, a nursery, and in the next village, within 2 miles, there is a primary school and two pubs, one being a gastropub. Whilst being perfectly placed for road, rail, sea and air connections.

**BROADBAND TYPE**

Standard- 15 Mbps (download speed), 1 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - likely,

Indoors - limited,

Available - EE, O2, Vodafone.

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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.

