

Buy. Sell. Rent. Let.



Highfields, Sremby Road, Candlesby, PE23 5RU



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2

£323,000

When it comes to  
property it must be

 **lovelle**



£323,000



#### Key Features

- Beautifully Renovated
- Four Bedrooms
- Three Reception Rooms
- Master Bedrooms with Ensuite
- Total floor space 1765 sq. feet
- Large Kitchen with Utility Room Off
- Downstairs Shower Room
- EPC rating D
- Tenure: Freehold





Wow! Beautiful, renovated, extended detached home with open field views and a good size rear garden for sale with NO ONWARD CHAIN! This home has been lovingly upgraded throughout but also retaining lovely character features, including new gas central heating boiler and radiators, new kitchen, new bathrooms, replacement windows, new consumer unit, new neutral decor throughout, oak engineered flooring throughout the whole ground floor, new carpets and flooring upstairs - this really must not be missed! The accommodation comprises entrance porch, hallway, lounge, family room, large kitchen, study, utility room, downstairs shower room, luxury bathroom to the first floor including gorgeous slipper bath, four bedrooms, master with en-suite. Set well back from the road there is plenty of off road parking, single garage and large rear garden with open field views to both aspects! Located in Candlesby, on the edge of the Lincolnshire Wolds (an area of Outstanding Natural Beauty) you have access to the wonderful sandy beaches and Gibraltar point nature reserve in Skegness plus larger supermarkets, shops, entertainment etc (7 miles away) and Market Towns close by, Spilsby being the closest (just over 4 miles away) and there is Horncastle 13 miles away, Louth 16 miles away, Boston 20 miles away and the City of Lincoln 32 miles away. Great position within easy reach of many locations but near to wonderful countryside, ideal for nature lovers and people looking for a slice of the good life!

### Entrance Porch

With UPVC front door, feature quarry tiled flooring, single glazed original stained and leaded glass double doors leading into;

### Hall

With stairs to first floor, engineered oak flooring, original leaded and stained feature window to the side aspect, feature radiator, door to understairs cupboard, open to family room, door to lounge.

### Understairs Cupboard

3.37m x 1.42m (11.1ft x 4.7ft)

With UPVC window to the side aspect, newly fitted Ideal Logic central heating boiler, original fitted cupboards and shelving, engineered oak floor, power points (ideal if you wish to have a further freezer/plug in vacuum. A handy walk in storage space accessed from both the hall and family room.

### Lounge

5.52m x 4.31m (18.1ft x 14.1ft)

(Maximum dimensions into bay). With large UPVC double glazed bay window to the front aspect with leaded and stained feature top openers, an open fireplace with marble hearth and mantle, single glazed window to the side aspect with leaded and stained glass top opener, feature radiator, oak engineered flooring.

### Family Room

7.47m x 4.39m (24.5ft x 14.4ft)

(Maximum dimensions). Large multi-functional room; ideal for dining, relaxing as well as a sitting room. With UPVC double glazed window to the side aspect, UPVC bay window to the other side with handy double glazed door opening to the side aspect, door to boiler room, two feature radiators, engineer oak flooring, door to;

### Kitchen

4.95m x 4.83m (16.2ft x 15.8ft)

With two UPVC double glazed windows to the rear aspect, French UPVC doors to the rear garden, UPVC window to the side aspect and two skylights, fitted with a range of base, drawer and wall cupboards with solid

wooden worktops over, ceramic sink with mixer tap, integrated dishwasher, integrated fridge, feature island with breakfast bar, drawers and cupboards, feature radiator, engineered oak flooring, spotlights, doors to;

### Utility Room

2.44m x 1.36m (8ft x 4.5ft)

With UPVC door to the side aspect, fitted with base cupboards with solid work tops over, inset wash hand basin, space for two under counter appliances, door to;

### Shower Room

2.52m x 0.77m (8.3ft x 2.5ft)

With UPVC double glazed window to the rear aspect, low level Wc, wash hand basin, shower cubicle and wall mounted mains shower, ladder style radiator, tiled walls.

### Study

2.43m x 2.43m (8ft x 8ft)

With UPVC double glazed window to the side aspect, engineered oak flooring, three double power points.

### Landing

With stairs rising for the entrance hall, feature radiator, loft access, leaded and stained glass window to the side aspect, doors to;

### Bedroom One

5.45m x 4.01m (17.9ft x 13.2ft)

(Maximum dimensions to include En-suite). With large UPVC double glazed bay window to the front aspect with open field views, radiator, single glazed window to the side aspect with leaded and stained glass, door to;

### En-Suite

1.64m x 1.24m (5.4ft x 4.1ft)

With large walk in shower with wall mounted mains shower with directional head and waterfall head, ladder style radiator, wash hand basin, extractor fan, tiled walls and floor.

### Bedroom Two

4.32m x 2.67m (14.2ft x 8.8ft)

With UPVC double glazed windows to the rear and side aspects with open views, feature radiator.

### Bedroom Three

2.58m x 2.86m (8.5ft x 9.4ft)

With UPVC double glazed window to the front aspect, feature radiator.

### Bedroom Four

2.67m x 2.08m (8.8ft x 6.8ft)

(Maximum Dimensions). With UPVC double glazed window to the side aspect, feature radiator.





## Bathroom

3.76m x 1.68m (12.3ft x 5.5ft)

(Minimum Dimensions). With UPVC double glazed window to the rear aspect, low level Wc, pedestal wash hand basin, freestanding slipper bath with ball and claw feet and mixer tap/shower attachment, separate shower cubicle with wall mounted mains shower attachment with directional head and waterfall head, part tiled walls and tiled floor, extractor fan, feature radiator plus second feature radiator with integrated towel rail.

## Front Garden

Has got parking for ample cars. The front is laid to gravel and a five bar gate opens to a concrete driveway leading to a single garage to the side of the property.

## Rear Garden

Laid to lawn and enclosed by fencing.

## Services

With Gas, Mains water and electricity and a septic tank. 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

Situated on the edge of the Lincolnshire Wolds the house enjoys far reaching views of the surrounding countryside. The property is only a few miles away from the nearest well served market town of Spilsby which has a supermarket, doctors and a school and within a short drive of the property is the town of Skegness which offer more shopping areas and schools.

## Direction

From Skegness, take Burgh Road A158 out of town. Follow the burgh bypass to Gunby Roundabout. Take the exit labelled for Spilsby, Horncastle, and Lincoln. Follow the road through Candlesby, as you come out of Candlesby and down the hill the property is on the right hand side marked with our For Sale board.

## 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. 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.

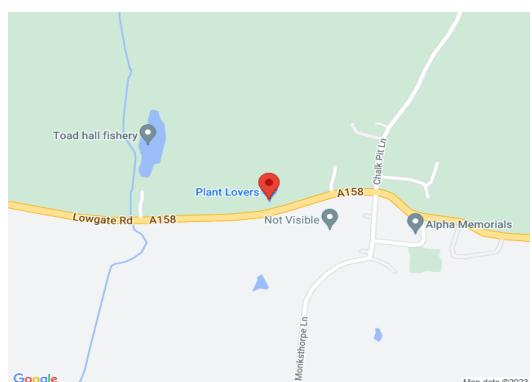
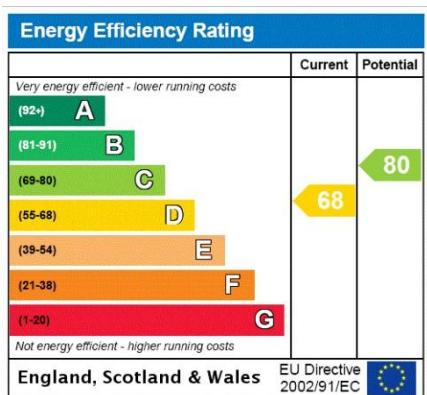
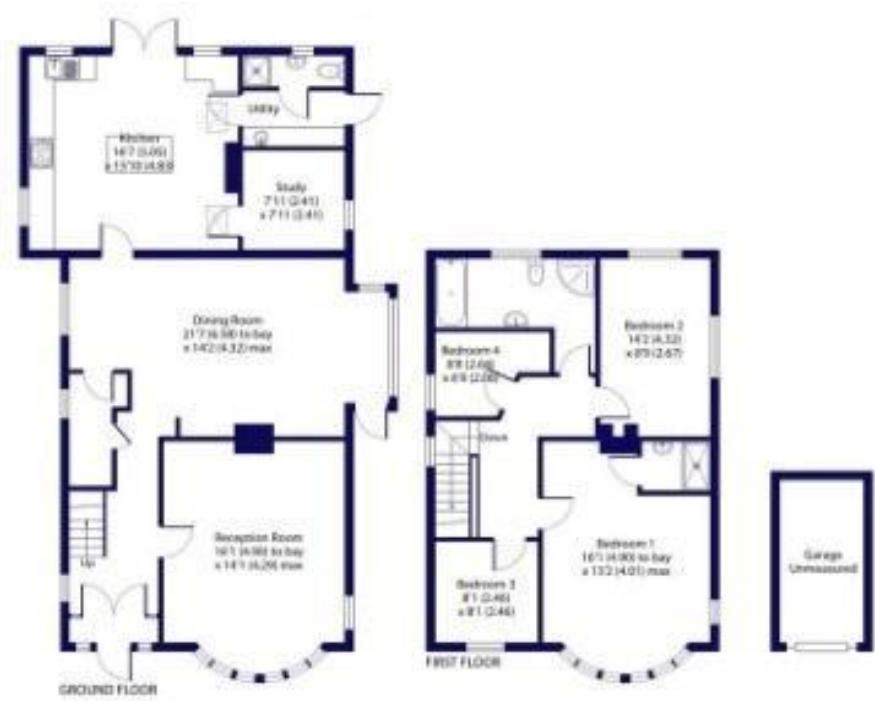
## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 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.





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