



Worsley Paddock, Ulceby, North Lincolnshire

Offers over £350,000





## Key Features

- Total Floor Area:- Square Metres
- Spacious Lounge
- Fully Equipped Family Kitchen
- Quaint Sunroom
- Utility Room & Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- South Facing Rear Garden
- Garden Room
- Driveway & Integral Garage (EV charging)
- EPC rating





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## DESCRIPTION

Nestled on a quiet cul-de-sac is this four bedroom detached family home. Ready for new owners to move in.

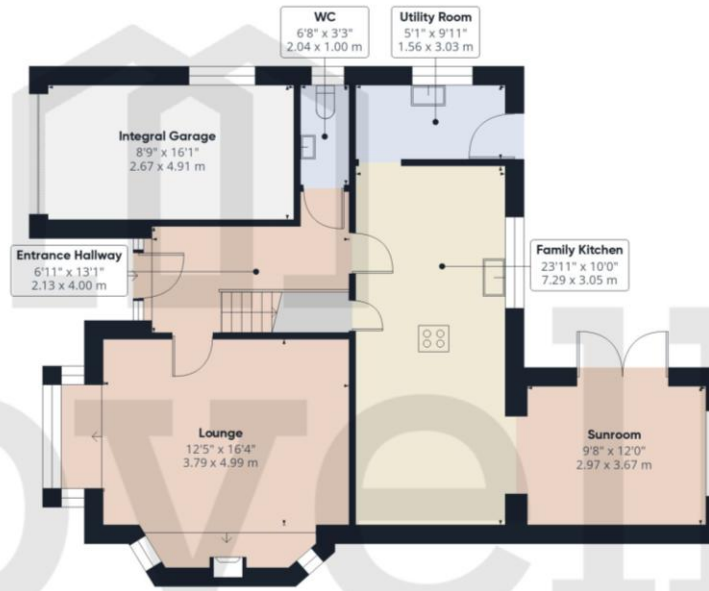
As you approach this property, the spacious front garden greets you with an ample driveway and a manicured lawn with plenty of parking and access to the garage. Offering great views of the surrounding paddocks and pastures. Once inside, the bright lounge invites you in with a feature Inglenook fireplace and a bay window, flooding the open space with light. Further on the fully equipped family kitchen with an adjacent sunroom makes it perfect to receive guests or enjoy with family. Not to forget, the utility room and downstairs WC, adding functionality and convenience to the property. All while the first floor offers four bedrooms with the principal bedroom having its own en-suite, while the rest are benefitting from a stylish family bathroom.

To finish this property, is the South facing rear garden. Fully enclosed and laid to lawn with mature trees and shrubbery adorning it. Finished with a garden room and multiple seating areas. Making it a great space for outdoor entertaining.

Call us to arrange your viewing today!



# FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 1

## Worsley Paddock, Ulceby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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.

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** 2.13m x 4m (7'0" x 13'1")

Entered through a composite door with sidelights into the hallway with decorative wall panelling. Doors to all principal rooms and a staircase leading to the first floor accommodation.

**LOUNGE** 3.79m x 4.99m (12'5" x 16'5")

Bright and airy room with a bay window to the front elevation and a feature brick Inglenook fireplace housing a cast iron wood burner. Perfect for those cold winter evenings.

Two further windows to the side elevation.

**FAMILY KITCHEN** 7.29m x 3.05m (23'11" x 10'0")

Range of wall and base units in a dove grey finish with contrasting work surfaces and decorative tiled splashbacks. Inset electric double oven, microwave and a four ring hob. Integral dishwasher and a white sink and drainer with a swan neck mixer tap. Window to the rear elevation and a door to the utility room.

Finished with a delightful dining area with decorative wall panelling.

**SUNROOM** 2.97m x 3.67m (9'8" x 12'0")

Double opening French doors to the patio and a further window to the rear elevation.

Decorative wall panelling.

**UTILITY ROOM** 1.56m x 3.03m (5'1" x 9'11")

Base units with a contrasting work surface, decorative tiled splashback and wall panelling. Plumbing for a washing machine and space for a tall fridge freezer.

Window to the side elevation and a half glazed UPVC door to the rear elevation.

**WC** 2.04m x 1m (6'8" x 3'4")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.

Window to the side elevation and decorative wall panelling.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.86m x 3.24m (12'8" x 10'7")

Window to the front elevation and a door to the en-suite. Finished with decorative wall panelling.

**EN-SUITE** 2.07m x 1.75m (6'10" x 5'8")

Three piece suite incorporating a freestanding bathtub with a shower attachment and a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative wall panelling and a chrome effect towel rail radiator.

Window to the side elevation.

**WALK-IN WARDROBE** 1.68m x 1.78m (5'6" x 5'10")

**BEDROOM TWO** 2.89m x 4.05m (9'6" x 13'4")

Window to the front elevation.

**BEDROOM THREE** 3.18m x 3.04m (10'5" x 10'0")

Window to the rear elevation and decorative wall panelling.

**BEDROOM FOUR** 2.95m x 3.03m (9'8" x 9'11")

Window to the rear elevation.

**FAMILY BATHROOM** 2.78m x 1.89m (9'1" x 6'2")

Three piece suite incorporating a walk-in shower with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout.

Window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Spacious front garden with a manicured lawn and mature shrubbery. Block paved driveway offers ample-off street parking and access to the integral garage with gated access to the rear garden.

### **INTEGRAL GARAGE** 2.67m x 4.91m (8'10" x 16'1")

Roller door, power and lighting.

### **REAR ELEVATION**

Fully enclosed rear garden and surrounded by wooden fencing. Predominantly laid to lawn with mature trees and shrubbery adorning it. Offering multiple seating areas and finished with a garden room for outdoor entertaining.

### **GARDEN ROOM** 6.44m x 3.51m (21'1" x 11'6")

Fully insulated and offering endless possibilities as a home office, games room or entertainment space. Power and lighting.

### **MANAGEMENT CHARGE**

This property is subject to a management charge which we currently believe is set at £50.00 per annum.

### **EXTRAS**

Property benefits from an EV charger with storage batteries and solar panels.

### **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- 5 Mbps (download speed), 0.6 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - EE, Three, 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.

