



## MOUNT PLEASANT FRONT STREET

ULCEBY, DN39 6SY

**£330,000**  
**FREEHOLD**

Stylish, spacious and full of charm, this impressive four-bedroom detached home in Ulceby offers flexible family living with two lounges, a gorgeous kitchen diner and a private garden to enjoy.



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# MOUNT PLEASANT FRONT



## DESCRIPTION

A beautifully presented and deceptively spacious four-bedroom detached home located in the highly sought-after village of Ulceby. This impressive property offers a superb blend of space, style and comfort, finished in soft muted tones with elegant panelling throughout. The ground floor features two generous lounges, one enjoying a feature log-burning stove, creating a warm and inviting atmosphere. At the heart of the home lies a stunning open-plan kitchen, dining and living area — the perfect space for family life and entertaining. There is also a convenient downstairs W.C.

Upstairs are four substantial double bedrooms, including a principal bedroom with a modern en-suite shower room. Each room offers an abundance of natural light and a calm, neutral décor.

Outside, the property enjoys a fully enclosed rear garden providing an ideal private space for relaxation or play, together with a single garage and driveway parking

This exceptional home combines beautiful presentation with generous proportions, making it an ideal choice for families seeking village living with a touch of luxury

## ENTRANCE HALLWAY

## LIVING ROOM

## LOUNGE

With log burning stove and doors into

## LIVING KITCHEN DINING

With spaces for integrated appliances and range cooker

## UTILITY

With spaces for utilities and integrated appliances

## DOWNSTAIRS W.C

## FIRST FLOOR LANDING

## BEDROOM ONE

## ENSUITE

## BEDROOM TWO

## BEDROOM THREE

## BEDROOM FOUR

## FAMILY BATHROOM

With both freestanding bath with shower attachment and separate shower cubicle with mains powered shower

## GARAGE & GARDENS

With detached single garage, decking area for entertaining and lawn area.

Front garden with parking for multiple cars

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 180.1 sq. metres (1938.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>



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