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Main Road, Hatcliffe



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When it comes to
property it must be


lovelle



£399,950



A delightful three bedroom detached bungalow boasting a generous size plot within the extremely sought after Lincolnshire Wold village of Hatcliffe, and lying within an area of outstanding natural beauty.

Key Features

- Detached Bungalow
- Spacious & Versatile Accommodation
- Generous Size Private Plot
- Sought After Lincolnshire Wolds Village
- Area Of Outstanding Natural Beauty
- Oil Fired Central Heating
- EPC rating E
- Tenure: Freehold





*** NEW BOILER INSTALLED 22.2.23 WITH 5 YEAR WARRANTY *** Lovelle offer to market this delightful three bedroom detached bungalow, boasting an elevated position on a generous size plot, within the extremely sought after Lincolnshire Wold village of Hatcliffe. Lying within an area of outstanding natural beauty with impressive grounds which are well maintained with beautiful flower beds, a vast range of mature trees and shrubs, grassed areas and much more. There is large patio area with pergola, proving perfect for entertaining and a timber summer house with store and outside wc. Ample off-road parking with detached garage and wash/utility room. Viewings are a must in order to truly experience what's on offer, examples being that from an elevated point to the rear of the plot, views across the village to the far active farm land is simply breath taking, paired with views to open fields to the rear with cows, giving a sense of joy and reassurance of the surrounding beauty, this must be experienced in person. Internally the accommodation is spacious and versatile whilst oozing character and charm throughout, plus benefitting from uPVC double glazing and oil fired central heating.

Entrance Hall

Welcoming hall with stairs leading to the first floor and having an ideal storage cupboard underneath. Attractive plate rack. Window to the side aspect.

Lounge

Superbly presented lounge with the focal point being the feature exposed brick fire surround with matching hearth and inset LPG freestanding stove. Two radiators. Decorative ceiling beams installed by a reputable company in Yorkshire. Dual aspect windows to the front and side gardens.

Dining Room / Bedroom 3

Neutrally decorated with multi-aspect windows to the garden. Two radiators. Beautiful structural ceiling beams being the focal point of the room.

Kitchen

Pine fitted wall and base units with complimentary worktops over incorporating stainless 1 & 1/3 sink with mixer tap and drainer. Oven with hob and extractor over. Integrated dishwasher and fridge freezer. Space for dining table. Radiator. Stable door opening to garden room.

Garden Room

Triple aspect windows with views to the garden. Laminate flooring. Radiator. Door opening into the rear garden.

Bathroom

Beautiful tongue and groove panelling and tiles to splash areas. HERITAGE Bath with shower over and HERITAGE wash hand basin with vanity unit. Towel radiator. Window.

Separate WC

Tongue and groove panelled to match the bathroom. Close coupled wc. Window.

Bedroom 1

Spacious and well presented with fitted shaker style wardrobes which incorporate a dressing table and have matching drawers and beside tables. Radiator. Bay window to the front aspect.

Landing

Decorated to match the hall.

Bedroom 2

Stylishly decorated with window with views across the garden to open fields, currently accommodating cows. Radiator. Airing cupboard. Access points into the loft space.

Outside

The rear garden is superbly landscaped and boasts a vast range of mature trees, shrubs and plants. There is a lovely patio area with timber pergola and a large slated area with raised beds and walkway leading to a wood section. Timber garden shed. The front garden is again teeming with various types of plants shrubs and trees and there is a drive way with gated access that leads down the left hand side of the property towards the garage. Summer house 2.40m X 2.36m with store 1.23m X 2.36m.

Garage

Brick built detached garage with up and over vehicle access door. Light and power. Personal access door.

Utility/Wash Room

Attached to the garage and having a private entrance door via the rear garden. Plumbing for washing machine. Belfast sink with hot and cold tap. Window with obscured glass.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

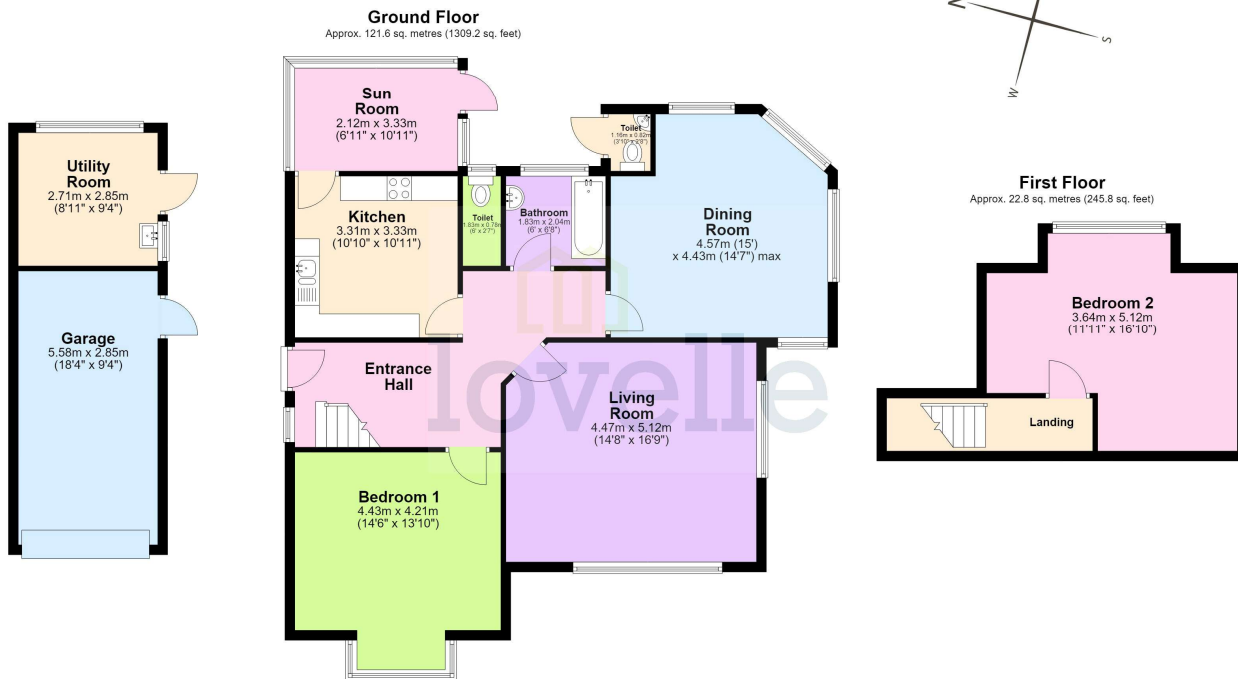
Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.









Total area: approx. 144.5 sq. metres (1555.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property.



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