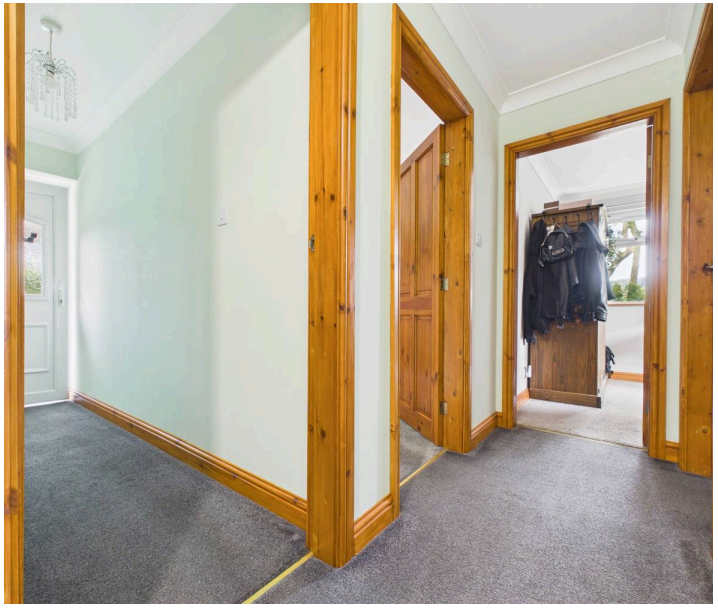
Doll Lane, Elsham, Brigg

North Lincolnshire

£395,000

lovelle



Doll Lane

Elsham, Brigg

Approaching you are greeted by an ample driveway and a manicured front lawn.
Once inside, it open with a spacious lounge with a cast iron stove. Perfect for those cold winter evenings. Further on, there is a stylish fully equipped kitchen diner with adjoining utility room. Adding versatility and convenience to the property. Finishing this bungalow are three bedrooms. With all benefitting from a family bathroom. Once you have finished inside, you find yourself in the garden. Fully enclosed and adorned by mature shrubbery and a lawn with a patio area. Not to forget, the double detached garage with storage, adding endless possibilities.

Do not hesitate and book a viewing today!

- **Total Floor Area:- 109 Square Metres**
- **Spacious Lounge**
- **Fully Equipped Kitchen Diner**
- **Shower Room/Utility Room**
- **Conservatory**
- **Three Bedrooms**
- **Family Bathroom**
- **Double Detached Garage & Driveway**
- **Storage**
- **Village Location**

BROADBAND TYPE:

Standard- 2 Mbps (download speed), 0.4 Mbps (upload speed),

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.

ENTRANCE
25' 1" x 3' 4" (7.65m x 1.01m)
Entered through a half glazed composite door with sidelights into the hallway. Doors to all principal rooms.

LOUNGE
17' 4" x 13' 11" (5.28m x 4.23m)
Spacious room with two windows to the side elevation and sliding patio doors with further windows to the front elevation. Finished with a brick inglenook fireplace with a cast iron stove. Perfect for cold winter evenings.

KITCHEN DINER
22' 8" x 7' 10" (6.92m x 2.39m)
Range of wall and base units with contrasting work surfaces and splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding range cooker with a five ring gas hob and an extraction canopy over, integral dishwasher and space for a tall fridge freezer. Finished with a dining area. Windows and a half glazed composite door to the rear elevation.

SHOWER ROOM/UTILITY ROOM
6' 6" x 7' 9" (1.97m x 2.37m)
Two piece suite incorporating a shower cubicle with a shower over and a push button WC. Stainless steel sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Decorative tiles throughout and a window to the rear elevation.

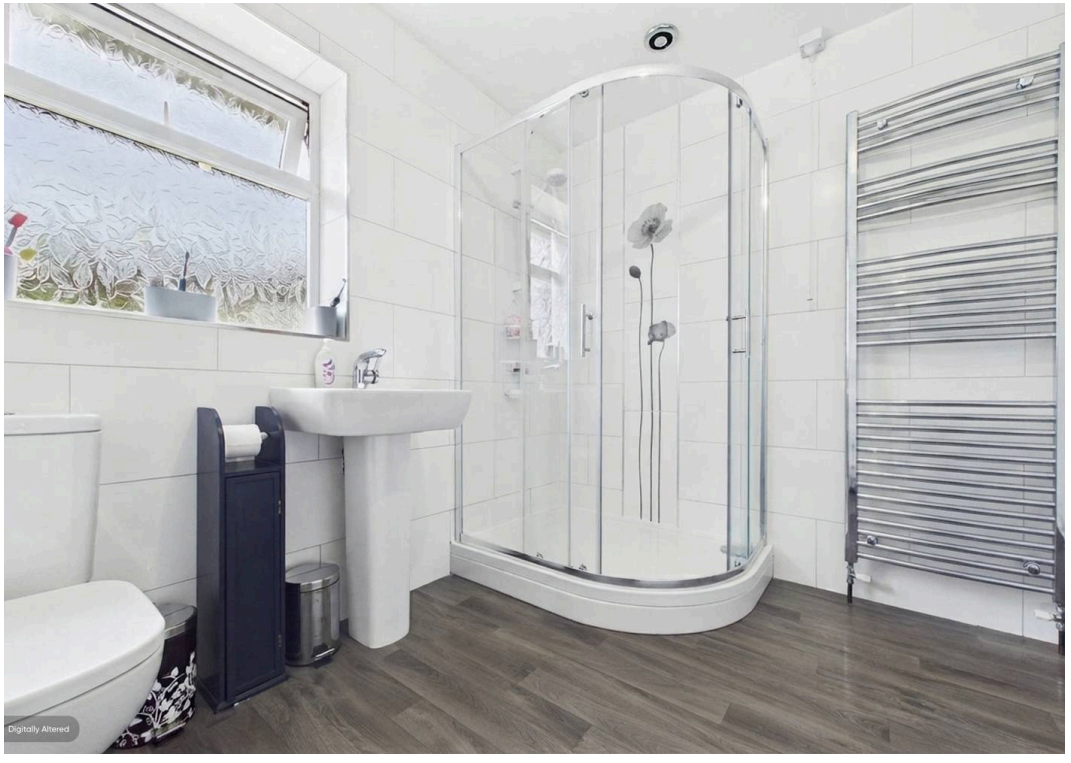
CONSERVATORY
17' 3" x 9' 1" (5.26m x 2.76m)
Constructed on a low rise brick wall and fully double glazed. Double opening French doors to the rear elevation.

BEDROOM ONE
14' 1" x 10' 3" (4.29m x 3.13m)
Window to the side elevation.

BEDROOM TWO
8' 8" x 11' 6" (2.64m x 3.51m)
Windows to the rear and side elevation.

BEDROOM THREE
9' 0" x 7' 9" (2.74m x 2.36m)
Window to the rear elevation.

FAMILY BATHROOM
8' 11" x 8' 8" (2.73m x 2.63m)
Four piece suite incorporating a walk-in shower cubicle with a shower over, freestanding bath with a mixer tap and a shower attachment, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator. Window to the front elevation.


Digitally Altered

Digitally Altered

FRONT GARDEN

Fully enclosed by fencing and mature trees, shrubbery. Ample driveway with gated access to the rear of the property.

REAR GARDEN

Fully enclosed by wooden fencing and predominantly laid to lawn with multiple seating areas.

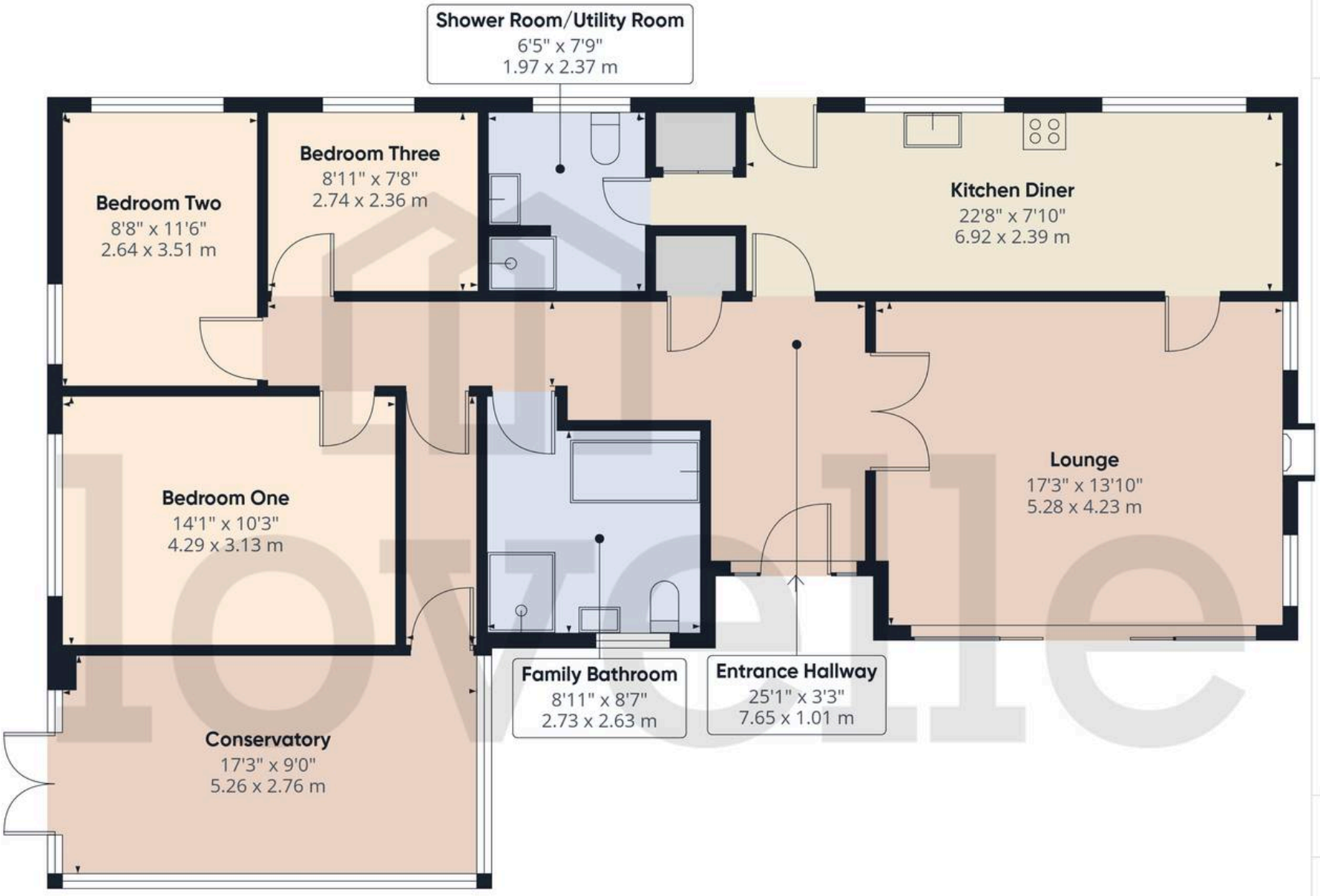
DOUBLE GARAGE

2 Parking Spaces

Power and lighting.

DRIVEWAY

3 Parking Spaces



Ground Floor Building 1

Approximate total area(1)

1254 ft²

116.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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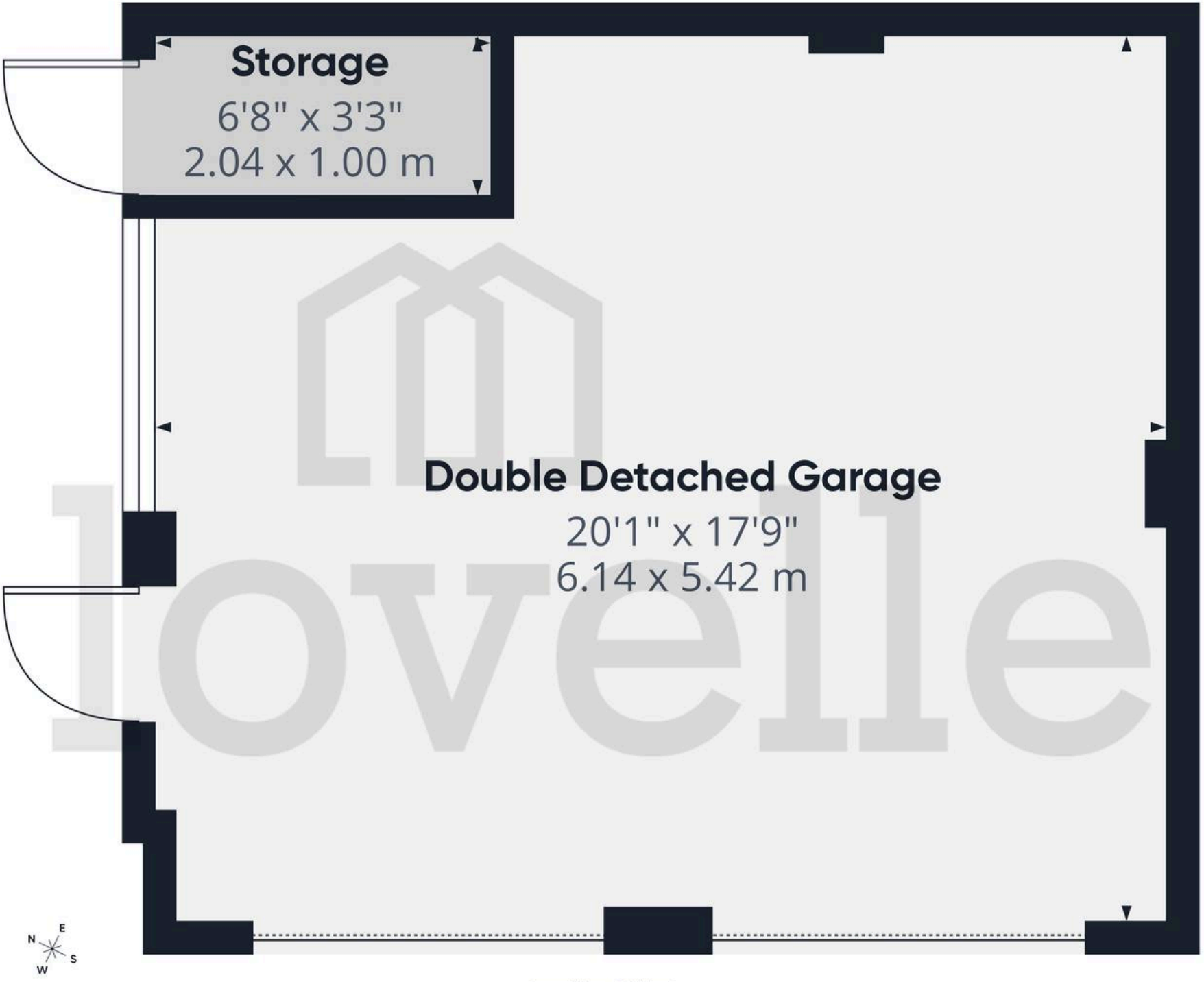

Ground Floor Building 2

Approximate total area(1)

360 ft²

33.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax band: D
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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 branch to book in with our mortgage advisor.

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.

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.

Lovelle Estate Agency

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