



Low Road, Worlaby, North Lincolnshire

£360,000



  
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## Key Features

- Total Floor Area: 157 Square Metres
- Family Kitchen
- Dining Room
- Spacious Lounge
- Utility Room & Two WCs
- Four Spacious Bedrooms
- En-Suite & Family Bathroom
- Double Garage & Home Office
- Ample Parking & Driveway
- Enclosed Rear Garden
- EPC rating D





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## DESCRIPTION

Welcome to this extended property in the heart of the picturesque village of Worlaby.

Approaching, you are greeted by a spacious driveway offering ample off-street parking which is finished by gated access to the rear, detached garage and home office. Once inside, it opens with a family kitchen and adjacent utility areas. Adding versatility and convenience. Further on, there is a formal dining room and a cosy lounge. Accented by a cast iron stove, perfect to enjoy with family or a gathering with your friends.

While the first floor offers four bedrooms. With the principal one benefiting from an en-suite and the rest from a family bathroom and a WC. Finishing his home is the rear garden. Fully enclosed with a patio area to host gatherings or to relax in.

This property expertly blends modern living and ultimate comfort!

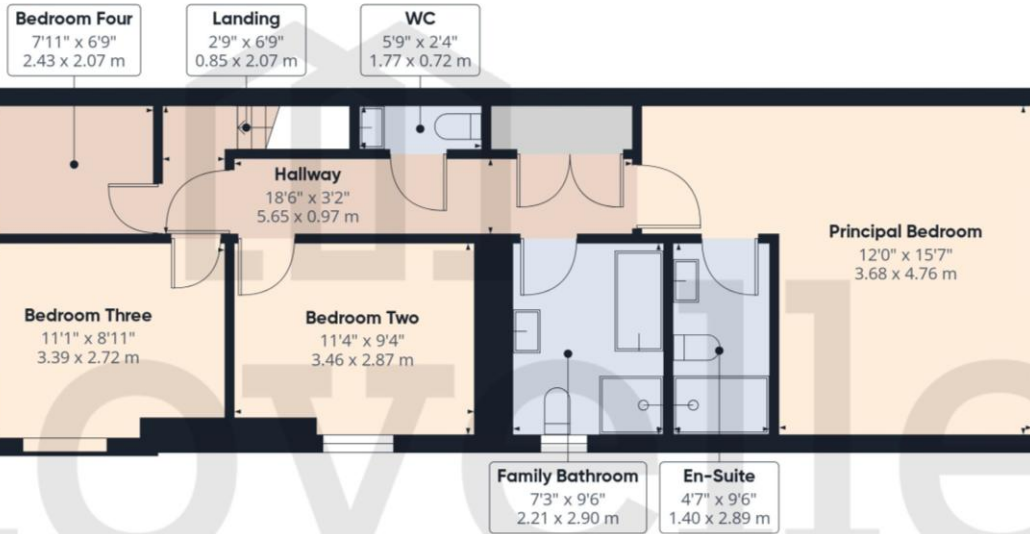
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# FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## Low Road, Worlaby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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**

Entered through a composite door with sidelights into the family kitchen.

## **FAMILY KITCHEN:** *7.49m x 4.75m (24'7" x 15'7")*

### **KITCHEN**

Range of wall and base units in a dove grey finish with contrasting marble work surfaces and upstands. Undermount sink and drainer with a swan neck mixer tap, plumbing for a dishwasher. Integral oven and a five ring gas hob with an extraction canopy over. Space for an American-style fridge freezer. Window to the side elevation and door to the utility room and WC.

### **FAMILY AREA**

Great space to relax and unwind in or receive guests.  
Double opening French doors to the patio.

## **UTILITY ROOM** *1.83m x 1.72m (6'0" x 5'7")*

Base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer.

## **WC** *0.99m x 1.72m (3'2" x 5'7")*

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap.  
Window to the rear elevation.

## **DINING ROOM** *3.6m x 3.95m (11'10" x 13'0")*

Great space to receive guests and have family meals in. Archway to the lounge. Feature brick fireplace and a window to the side elevation.

## **LOUNGE** *3.36m x 4.6m (11'0" x 15'1")*

Bright and airy room with a feature brick fireplace housing a cast iron stove. Perfect for those cold winter evenings.  
Window and a door to the front elevation and decorative wall panelling.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM:** 3.68m x 4.76m (12'1" x 15'7")

Door to the en-suite and two windows to the rear elevation.

**EN-SUITE** 1.4m x 2.89m (4'7" x 9'6")

Three piece suite incorporating a walk-in shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC.  
Decorative tiles to the wet areas and a towel rail radiator.  
Roof window to the side elevation.

**BEDROOM TWO** 3.46m x 2.87m (11'5" x 9'5")

Window to the side elevation.

**BEDROOM THREE** 3.39m x 2.72m (11'1" x 8'11")

Window to the front elevation.

**BEDROOM FOUR** 2.43m x 2.07m (8'0" x 6'10")

Window to the front elevation.

**FAMILY BATHROOM** 2.21m x 2.9m (7'4" x 9'6")

White four piece bathroom suite incorporating a bathtub with a mixer tap, shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC.  
Decorative tiles to the wet areas and a roof window to the side elevation.

**WC** 1.77m x 0.72m (5'10" x 2'5")

Push button WC and a wash hand basin with a mixer tap.  
Towel rail radiator.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Minimalist front garden, fully laid to gravel with mature shrubbery adorning the boundary. Driveway offering ample off-street parking and gated access to the detached garage.

### **REAR ELEVATION**

Fully enclosed by wooden fencing and mature trees, shrubbery, making it feel private and cosy. Adorned with a manicured lawn and a raised flower border. Calming space to unwind in and enjoy nature's beauty. A patio area and a further seating area add great spaces to entertain guests, family or enjoy a quiet moment to yourself.

### **DETACHED GARAGE** *5.3m x 3.53m (17'5" x 11'7")*

Power and lighting.

### **HOME OFFICE** *1.72m x 3.47m (5'7" x 11'5")*

Window to the rear elevation, door to the garage. Power and lighting.

## **LOCATION**

Worlaby is a village and civil parish in North Lincolnshire, England, 6 miles (10 km) South-West from Barton-Upon-Humber and 5 miles (8 km) north-east from Brigg. According to a dictionary of British Place Names, Worlaby derives from a combination of an Old English person name and Old Scandinavian 'by', meaning "a farmstead or a village of a man called Wulfric".

**BROADBAND TYPE**

Standard - 2 Mbps (download speed), 0.4 Mbps (upload speed),  
Superfast - 68 Mbps (download speed), 15 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - O2, Vodafone, EE, Three.

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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 £24.00 (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.

