CHOICE PROPERTIES
Estate Agents

4 Church Lane, Ulceby, LN13 0HF

Asking Price £215,000

Choice Properties are proud to present this exceptional three bedroom family home, ideally positioned within the highly desirable village of Ulceby, near Alford. Tastefully modernised throughout by the current owners, this impressive property combines character features with contemporary living and is ready for immediate occupation. The well appointed accommodation comprises a welcoming entrance hall, a generous lounge / dining room with an attractive feature fireplace and stylish modern kitchen. To the first floor, the landing leads to three bedrooms and a sleek, modern family bathroom.

Externally, the property continues to impress with well-maintained gardens to both the front and rear, a substantial workshop offering fantastic potential, and a driveway providing convenient off-road parking.

Located in a popular village setting with access to local amenities and transport links, this outstanding home offers the perfect blend of space, style and location. Early viewing is strongly advised to avoid missing out on this superb opportunity.

Well presented accommodation comprising :

Entrance Hall
Stairs to first floor landing, radiator.

Lounge / Dining Room
17'11 x13'4
Double glazed window to front, double glazed sliding doors to rear opening to rear garden, feature fireplace, radiator.

Kitchen
18' x 9'4
Double glazed window to side, double glazed stable door to rear opening to rear garden, double glazed window to rear, range of eye level and wall units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in dishwasher, space for appliances, wall mounted boiler, radiator.

Lean - To
18'5 x 5'2
Windows to side, front and rear access.

Landing
Double glazed window to rear, access to:

Bedroom One
12'2 x 10'4
Double glazed window to front, built in storage cupboard, radiator.

Bedroom Two
10'2 x 6'3
Double glazed window to side, radiator.

Bedroom Three
9'2 x 7'5
Double glazed window to side, built in storage cupboard, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, radiator.

Garden
Gardens to front and rear, large lawned area, large patio area, flowers, trees and shrubs, shed, side access, access to workshop, outside tap.

Workshop
18'8 x 15'6
Side access, power and light.

Driveway
Gated driveway providing off road parking space.

Tenure
Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Floor 0

Floor 1

Approximate total area(1)

871 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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Directions

Start at Choice Properties, 16 South Market Place, Alford (LN13 9AE). Head south-east on South Market Place toward West Street (B1195). At the junction, turn left onto West Street (B1195) and continue leaving the town centre. Follow the B1195 out of Alford, staying on this main road as it becomes Hogsthorpe Road. After approximately 2 miles (3–4 km), just past the village of Willoughby, turn left onto Church Lane heading toward Ulceby. Continue on Church Lane for about 1 mile (1.6 km) into Ulceby.