

Thornton Lane, Ulceby

North Lincolnshire

Offers Over £375,000

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Thornton Lane

Ulceby

A OPPORTUNITY TO OWN THIS 0.6 ACRE PLOT WITH A THREE BEDROOM DETACHED BUNGALOW.

This residence consists of a breakfast kitchen with adjoining utility room. Adding versatility and convenience to the property. Further on, there are multiple reception rooms including a spacious lounge with a dining area. And a quaint family room, for gatherings or entertaining guests. Finishing this bungalow are three bedrooms. With all benefitting from a modern family bathroom.

Once you have finished inside, you find yourself in the gardens. Fully enclosed and adorned by mature trees and shrubbery, divided into multiple "garden rooms". And finished with a spacious driveway offering ample off-street parking.

Do not hesitate and book a viewing today!

- Sat In Circa 0.6 Acres
- Lounge & Family Room
- Breakfast Kitchen & Dining Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Spacious Driveway
- Village Location
- Views of Surrounding Pastures & Fields

BROADBAND TYPE:

Standard - 5 Mbps (download speed), 0.7 Mbps (upload speed),

Superfast - 52 Mbps (download speed), 9 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
11' 7" x 6' 0" (3.53m x 1.84m)
Entered through a half glazed wooden door into the hallway. Doors to all principal rooms.

LOUNGE
18' 5" x 11' 5" (5.61m x 3.47m)
Spacious room with a walk-in bay window to the front elevation. Adam style fireplace surround housing an open flame fire adds whimsical charm.

DINING ROOM
11' 3" x 6' 10" (3.43m x 2.09m)
Great space to receive guests and family in.

FAMILY ROOM
15' 7" x 9' 1" (4.75m x 2.78m)
Quaint room with a window to the front elevation and further double opening French doors to the side elevation. Cosy and calm, perfect for relaxing.

BREAKFAST KITCHEN
9' 11" x 16' 9" (3.01m x 5.10m)
Range of wall and base units with contrasting work surfaces and splashbacks. White ceramic sink and drainer with a swan neck mixer tap. Freestanding range cooker with multiple ovens and cooking zones, extraction canopy over. Integral dishwasher, fridge and freezer. Finished with a breakfast bar for busy mornings. Window and a half glazed door to the rear elevation. Archway to the utility room.

UTILITY ROOM
9' 5" x 9' 0" (2.88m x 2.75m)
Range of wall and base units with a contrasting work surface, upstands and tiled splashback. Plumbing for a washing machine and space for a tumble dryer, tall fridge freezer. Window to the side elevation.













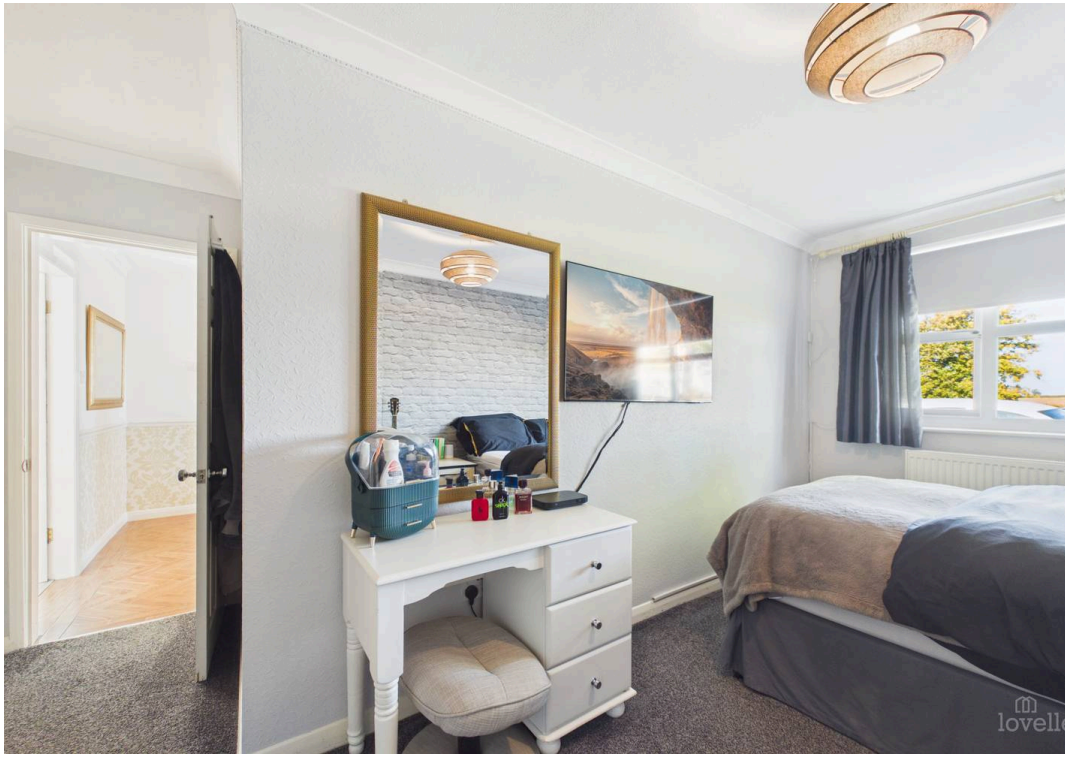
BEDROOM ONE
9' 11" x 16' 0" (3.02m x 4.87m)
Fitted bedroom furniture incorporating multiple wardrobes and chests of drawers. Window to the rear elevation.

BEDROOM TWO
15' 2" x 8' 2" (4.63m x 2.48m)
Fitted bedroom furniture incorporating multiple wardrobes and a chest of drawers. Window to the front elevation.

BEDROOM THREE
11' 7" x 8' 4" (3.52m x 2.54m)
Fitted bedroom furniture incorporating multiple wardrobes. Window to the front elevation.

FAMILY BATHROOM
9' 11" x 6' 0" (3.02m x 1.84m)
Four piece suite incorporating a bathtub with a mixer tap, shower cubicle with an electric rain shower over, low flush WC and a vanity wash hand basin with a mixer tap. Decorative waterproof panelling throughout and a chrome effect towel rail radiator. Window to the rear elevation.











FRONT GARDEN

Substantial driveway leading to the bungalow with views of the front garden as you approach. Predominantly laid to lawn with mature trees and shrubbery adorning the boundary.

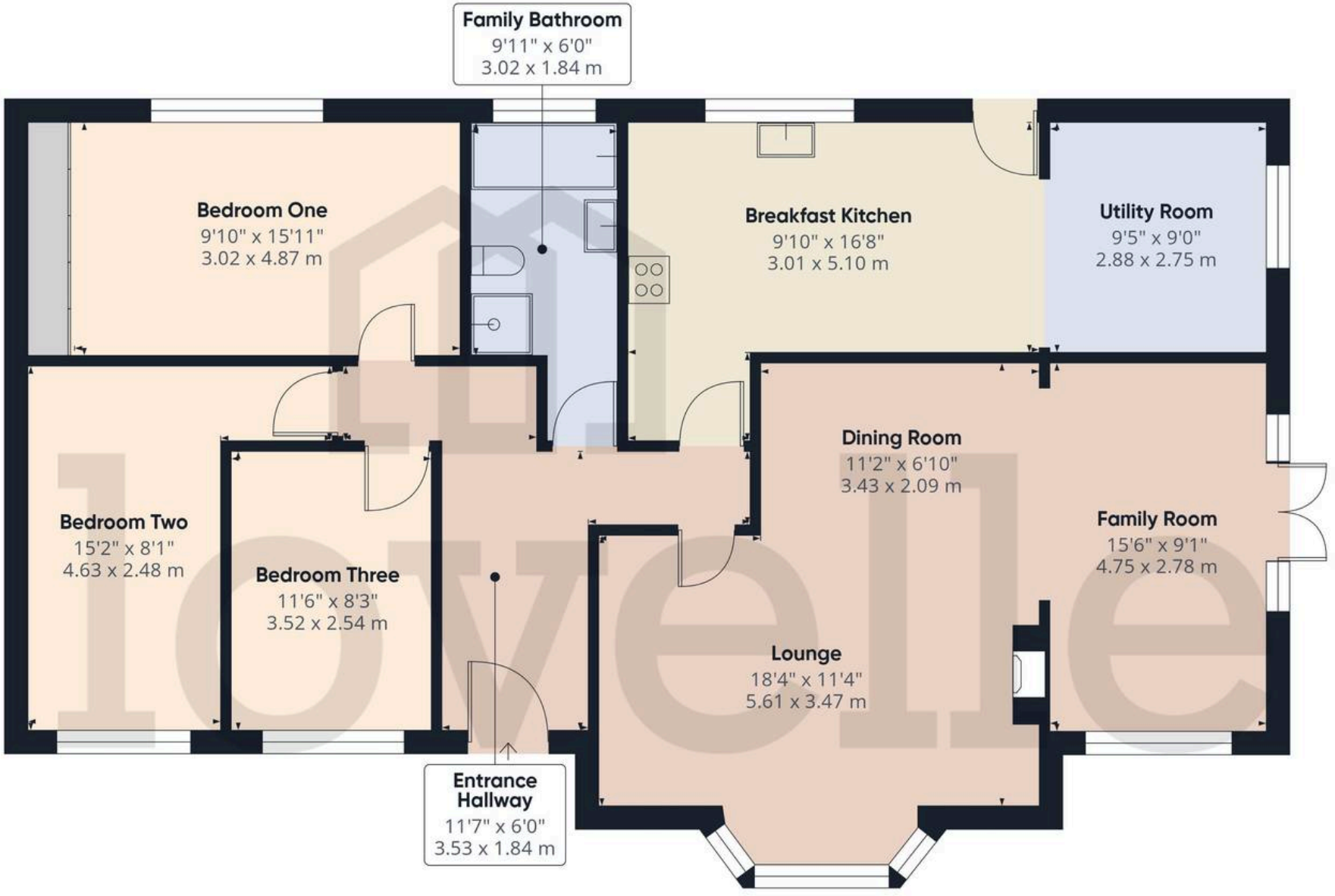
REAR GARDEN

Terraced rear garden with multiple seating areas and a covered patio area. Offering immense potential. Predominantly laid to lawn with mature shrubbery offering privacy from the surrounding properties. Finished by multiple storage sheds.

DRIVEWAY

6 Parking Spaces

Gravelled driveway.



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Approximate total area(1)

1325 ft²

123.1 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.

GIRAFFE360

*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 £30.00 (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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency 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.



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