



Station Road,

Ulceby, Lincolnshire, DN39 6UQ

£145,000



This STUNNING semi detached bungalow offers excellently presented 2 bedroom accommodation of evident high quality throughout. Stylishly refurbished by the Vendors for their own enjoyment the home briefly includes a 17'4 forward facing Lounge with feature fireplace, contemporary style high gloss Kitchen and a superb Shower room with full width walk in shower. The generous corner plot includes a front reception area with a separate access and drive leading to a detached Single Garage. The remainder of the plot is laid to lawn with established borders. IMMEDIATE VIEWING HIGHLY ADVISED.

HALL

A Pvcu side entrance door opens to an L shaped Hall with radiator and laddered access to the lit roof space which houses the gas fired combination boiler.

LOUNGE

17'4" x 12'0" (5.29m x 3.67m)



A beautifully lit forward facing room with Pvcu picture window to the front aspect, 2 radiators, tv aerial point and light oak style fire surround with marbled back and hearth and inset electric fire.

KITCHEN

9'7" x 8'1" (2.93m x 2.48m)



Stylishly appointed with a modern range of white high gloss finished units with light granite flecked work tops to include inset 1 1/2 bowl resin sink unit with mixer tap and 2 cupboards under, space and plumbing for an automatic washing machine, space for an under counter refrigerator, 4 further base units, inset 4 burner stainless steel gas hob with matching splashback and chimney style extractor over, built in matching oven, an additional 4 cupboards at eye level, coving, tv aerial point, Pvcu double glazed window to the rear aspect, shallow boarded splash areas and side personel door.

BEDROOM 1

12'0" x 11'4" (3.68m x 3.47m)



A generous rear facing double room with Pvcu double glazed window overlooking the rear garden and radiator.

BEDROOM 2

9'9" x 8'5" (2.98m x 2.59m)



(Currently used as a Sitting Room) A further well lit forward facing room with Pvcu double glazed window, radiator and tv aerial point.

SHOWER ROOM

8'5" x 5'4" (2.57m x 1.65m)



Superbly appointed with a modern suite in white to include striking grey and white vanity unit with light, sparkle granite top including an inset wash hand basin with waterfall tap and cupboards under, wc with concealed cistern, complementary waterproof mermaid boarding to full height and Pvcu panelled ceiling with inset spot lighting, walk-in full width shower enclosure with fixed glazed panel, rainwater head and hand held attachment, contemporary grey vertical radiator and Pvcu double glazed window.

OUTSIDE



The property occupies a generous corner plot and is bounded to the front by a coped brick wall with recessed concrete reception parking space. A deep lawn with established shrub borders extends to the side of the home where there is a further shrub and herbaceous garden. A pathway bisects a further neat lawned area and allows access to the detached single Garage and to the concrete parking area with high security gates. A timber Shed completes the property.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	
England & Wales		
EU Directive 2002/91/EC		



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