



High Street  
Ulceby  
Ulceby  
DN39 6TG

Offers in the Region Of  
£240,000

Crofts Estate Agents are delighted to bring to the market this three bed detached property which is located within the beautiful village of Ulceby. Having undergone a recent refurbishment, the current owners have completely transformed this once tired property into a gorgeous family home. The property stands within a fantastic plot which offers scope to extend, subject to the necessary planning applications etc. Internal viewing will reveal the lounge, conservatory, sitting room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms, all of which are a good size and WC and basin. The landing also offers a great space that could be utilised as a study area. Externally there is ample parking and a a great size garden which has to be seen to be believed.



### Conservatory

6' 9" x 11' 6" (2.06m x 3.51m)

The conservatory has tri aspect windows, a door to the front elevation, a radiator and laminate flooring.

### Lounge

11' 11" x 12' 0" (3.64m x 3.65m)

Benefitting from laminate flooring with dual aspect uPVC windows, radiator, tasteful decor and uPVC door which provides access to the garden.

### Sitting Room

12' 0" x 12' 1" (3.66m x 3.68m)

The sitting room has a uPVC window to the side elevation, door to the front, which gives access to the conservatory, a radiator, laminate flooring and an open fire.

### Kitchen

8' 1" x 14' 4" (2.46m x 4.37m)

Recently upgraded, this gorgeous kitchen benefits from a one and a half composite sink with basin, integral oven with hob and extractor above, tiled splashback, vinyl flooring, LED lighting and plumbing for a washing machine and dishwasher.

### Bathroom

8' 11" x 6' 7" (2.71m x 2.01m)

Benefitting from a modern three piece suite, this bathroom comprises of bath with electric shower above, WC, basin, tiled flooring, part tiled walls, radiator and separate electric towel rail radiator and uPVC window to the side elevation.

### First Floor Landing

The landing has space for a study area, a window to the rear elevation, a radiator and varnished, solid wood flooring.

### WC

3' 8" x 5' 6" (1.12m x 1.68m)

A recent and handy addition to the property, the first floor WC briefly comprises of WC, vanity basin and vinyl flooring.

### Bedroom One

12' 0" x 11' 11" (3.66m x 3.64m)

Bedroom one has a window to the front elevation, a radiator and carpeted floor. There is also a built in cupboard and access to the loft, which is partially boarded with loft ladders

### Bedroom Two

11' 11" x 12' 1" (3.63m x 3.69m)

Bedroom two has a window to the front elevation, a radiator and carpeted floor. There is also loft access, with the loft partially boarded.

### Bedroom Three

8' 9" x 11' 8" (2.67m x 3.56m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

### Outside

The property stands within a fantastic plot, measuring at approximately 1/3 of a acre, with plenty of space for a family with lots of grass, trees, parking and a garage. The garage also benefits from power and lighting. The property also offers scope to extend, subject to the necessary planning applications etc.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

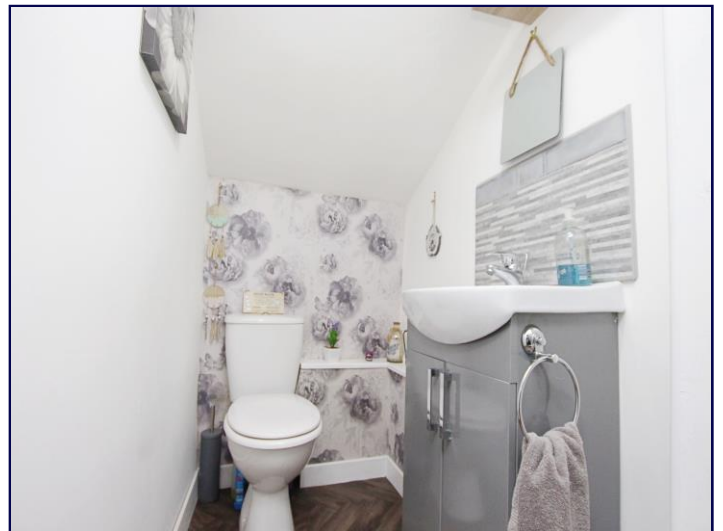
We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### Property Management

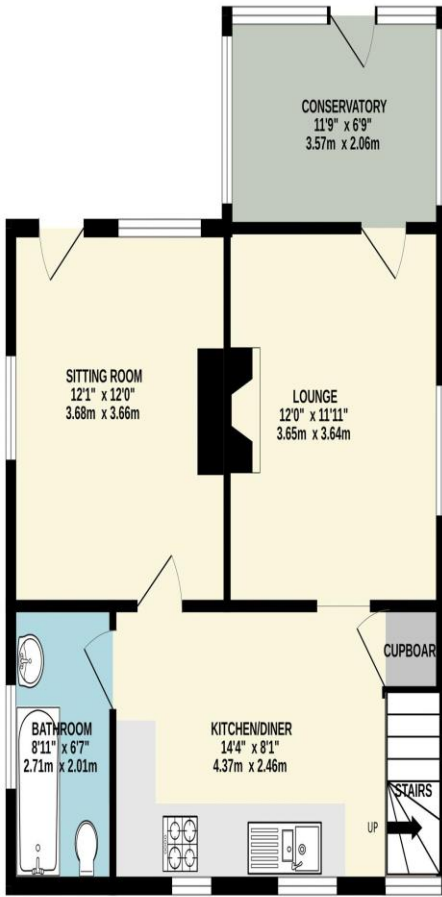
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

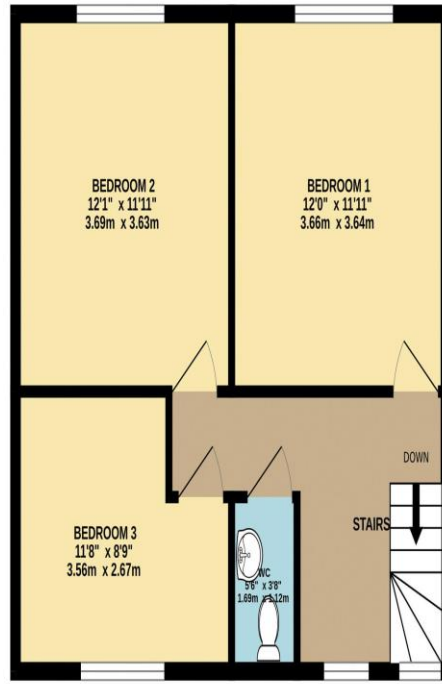
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.

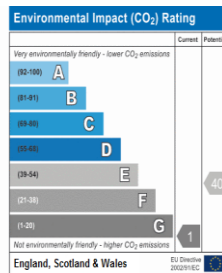
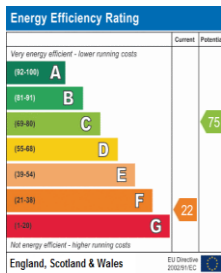


1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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