



Willsons
SINCE 1842

The Conifers, Stockwith Lane, Ulceby

£239,950



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The Conifers, Stockwith Lane,
Ulceby, Alford,
Lincolnshire, LN13 0HD

"AGENT'S COMMENTS"

With the most wonderful aspects over the rollings hills of the Lincolnshire Wolds, this three/four bedroom detached bungalow of 1970's Swedish design concrete sectional construction offers a recent, stylish galley kitchen with integrated appliances, separate dining room, office/hobby space (bedroom four), living room with panoramic views and is surrounded by stunning landscaped gardens. Benefitting from recent carpets, oil central heating and double glazing throughout, the driveway leads to a concrete sectional garage and area of parking. The private rear gardens offers a full span block paved patio, garden shed and greenhouse. Located in a picturesque rural Wolds village with extended views, this is a property the likes of which rarely come to market.

LOCATION

Ulceby is a small village on the edge of the Lincolnshire Wolds, designated 'An Area of Outstanding Natural Beauty'. It has a local church and nearby filling station and shop in adjacent Ulceby Cross. Situated approx. 3 miles south-west of the market town of Alford which sits approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth. Alford has a wealth of amenities including doctors and dentists surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.



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Front of Property

Primarily set to lawns with glorious cottage style landscaped gardens, decorative paving slab patio and pathway to the front of the property, trees to include chestnut, boundaries of beech hedging or fencing, views over rolling fields and concrete driveway to the right leading to an area of parking and the concrete sectional garage.

Front Entrance Hallway

10'9" x 4'11" (3.3m x 1.5m)

Accessed via fully glazed French doors into internal hallway with loft access, full height airing cupboard with shelving housing immersion tank, carpeted flooring and room thermostat.

Living Room

12'5" x 13'9" (3.8m x 4.2m)

Dual aspect room with two radiators, carpeted flooring, large picture window with views over the front garden and rolling open fields beyond.

Kitchen

13'1" x 5'10" (4.0m x 1.8m)

Recently installed galley style kitchen with a range of wall and base units, integrated Bosch eye level double oven, microwave and grill combination, integrated ceramic hob with illuminated extractor fan over, integrated full-size larder fridge, stainless steel sink with mixer tap and drainer, integrated dishwasher, space and plumbing for integrated washing machine, wide pan and cutlery drawers, full height larder unit, worktops with corresponding up-stands, under-unit lighting, radiator, Camry Quartet oil fired boiler, down lighting, LVT click flooring, glazed sliding pocket door to the dining room, external partially glazed door to the side of the property with obscure panes and window overlooking the rear patio.

Dining Room

8'10" x 7'10" (2.7m x 2.4m)

With radiator, carpeted flooring and window with aspects over the rear patio.

Internal Hallway

15'8" x 3'3" (4.8m x 1.0m)

With carpeted flooring.

Bedroom One

13'9" x 8'10" max (4.2m x 2.7m max)

Dual aspect room with central doorway, radiator, carpeted flooring and windows with aspects to the front and rear of the property. This room is a later addition to the property and is of traditional brick construction.

Bedroom Two

10'9" x 10'9" (3.3m x 3.3m)

With radiator, carpeted flooring and window to the front of the property with views over open fields.

Bathroom

5'2" x 7'6" (1.6m x 2.3m)

Comprising bath with mixer tap and hand cassette over with folding shower screen, WC, radiator, wash basin with individual taps, tiled walls, vinyl click flooring and window with obscure glazing.

Bedroom Three

10'9" x 8'10" (3.3m x 2.7m)

With radiator, carpeted flooring and window to the front of the property.

Bedroom Four / Office

7'10" x 5'2" (2.4m x 1.6m)

With radiator, two windows with aspects over the rear patio and carpeted flooring.

Private Rear Garden

Low maintenance private rear garden with no overlook and full width block paved patio, borders of mature cottage gardens, small trees, external tap, concrete pathway to the rear of the property, garden shed, oil storage tank and greenhouse with boundaries of hedging and fencing.

Additional Comments

Please note, this method of construction is likely to be deemed as non-standard, therefore potential purchasers should make their own financial enquiries if they require borrowing against the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a private system.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0774-3063-6206-6316-1200

Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the main A16 between Louth and Spilsby, at Ulceby Cross continue on to the A1028 Main Road. Turn left into Stockwith Lane and the property can be found on the left after 250m.
What3words///feels.rising.melts



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FLOOR PLAN

TOTAL AREA: APPROX. 83.2 SQ. METRES (895.4 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

