



Greenacres, Sturton Road Hatton, LN8 5QQ



Book a Viewing!

£350,000

Greenacres is a well presented Extended Three Bedroom Property situated in the village of Hatton. The property benefits from a spacious gravel driveway providing off-road parking for multiple vehicles, together with a rear garden overlooking fields and a large brick-built outbuilding with power and lighting. Internally, the accommodation comprises an entrance hall, downstairs WC, utility room, kitchen, sunroom and living room, with three bedrooms, an en-suite shower room, walk-in wardrobe and family bathroom to the first floor.





LOCATION

Hatton is a peaceful rural hamlet surrounded by beautiful Lincolnshire countryside, offering a quiet village lifestyle while remaining within easy reach of Market Rasen, Louth and Lincoln. The area is ideal for those looking for a tranquil setting with excellent access to scenic walks, open countryside and nearby amenities.

ACCOMMODATION

HALL

With tiled flooring, composite external door to the front elevation, doors off, opening into the kitchen and under stairs storage.

CLOAKROOM/WC

3' 4" x 7' 1" (1.02m x 2.16m) With tiled flooring, low level WC, radiator, wash hand basin and uPVC double glazed frosted window to the front elevation.

UTILITY ROOM

5' 3" x 9' 5" (1.6m x 2.87m) With tiled flooring, radiator, boiler location and uPVC double glazed window to the side elevation.



KITCHEN/DINER

13' 6" x 15' 2" (4.11m x 4.62m) With tiled flooring, radiator, uPVC double glazed windows to the side elevation, fitted with a range of wall and base units, integrated ceramic sink with drainer, space for a freestanding range cooker, opening into the sunroom and stairs rising to the first floor.

LIVING ROOM

23' 10" x 17' 11" (7.26m x 5.46m) With radiators, wood burner, uPVC double glazed windows to the front and rear elevations and uPVC double glazed frosted window and door to the rear elevation.

SUN ROOM

11' 6" x 16' 4" (3.51m x 4.98m) With tiled flooring, radiator, uPVC double glazed windows to the rear and side elevations and bi-fold patio doors to the side elevation.

FIRST FLOOR LANDING

BEDROOM 1

17' 3" x 15' 1" (5.26m x 4.6m) With radiators and uPVC double glazed windows to the front and side elevations.

EN-SUITE SHOWER ROOM

5' 6" x 8' 8" (1.68m x 2.64m) With tiled flooring, low level WC, wash hand basin, walk-in shower with overhead rainfall shower and wall mounted shower, heated towel radiator and uPVC double glazed windows to the rear and side elevations.

WALK-IN WARDROBE

5' 6" x 6' 1" (1.68m x 1.85m) [Radiator? shelving? Hanging rails?]

BEDROOM 2

13' 7" x 14' 1" (4.14m x 4.29m) With radiator, uPVC double glazed window to the rear elevation and storage cupboard housing the hot water tank.

BEDROOM 3

10' 1" x 9' 1" (3.07m x 2.77m) With radiator and uPVC double glazed window to the front elevation.

BATHROOM

6' 5" x 8' 6" (1.96m x 2.59m) With tiled flooring, radiator, low level WC, wash hand basin with tiled splashback, panel bath with mixer taps and overhead wall mounted shower and uPVC double glazed window to the front elevation.

OUTSIDE FRONT

Spacious gravel driveway providing off-road parking for multiple vehicles, with access to the rear garden via the side of the property.

OUTSIDE REAR

Well maintained lawn overlooking fields, spacious block paved patio, small courtyard, and large brick-built outbuilding with power and lighting.





KEY FACTS FOR BUYERS

SERVICES

Mains electricity and water services available, drainage to a septic tank. Oil central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (East Lindsey DC).

TENURE – Freehold.

VIEWINGS – By prior appointment through Mundys.

BROADBAND – Check the broadband available for this property – [Broadband Checker](#)

MOBILE COVERAGE – Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

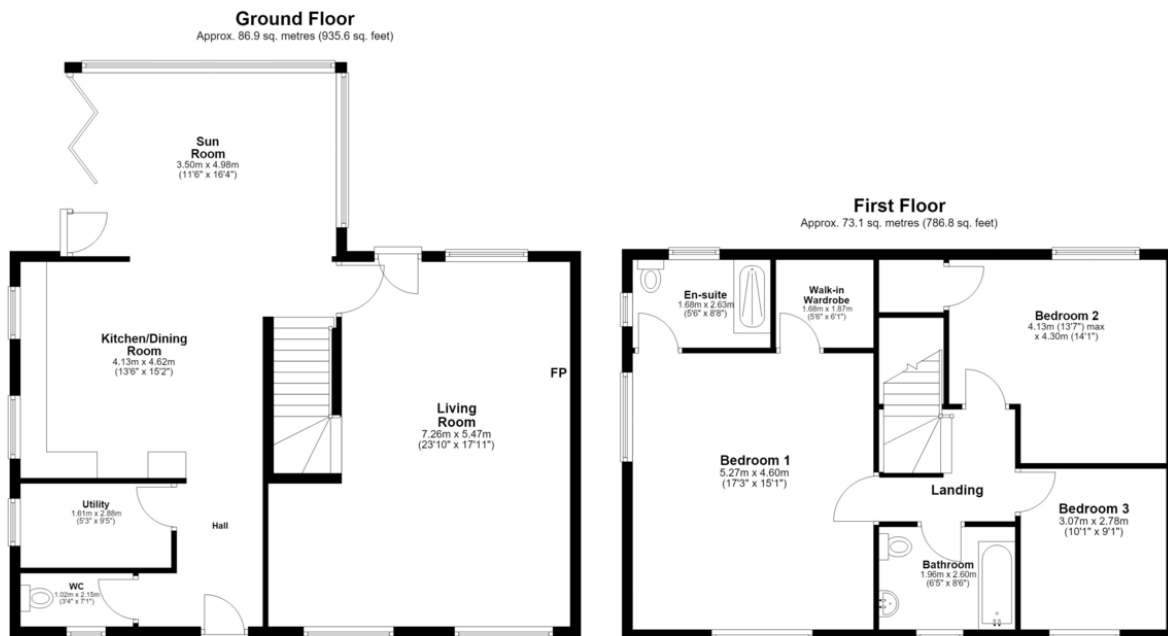
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 160.0 sq. metres (1722.4 sq. feet)

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