



**paul fox**  
the family estate agents

Price Guide  
**£390,000**

EPC Rating: TBC

## 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX  
4 bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED HOME
- ✓ 4 EXCELLENT RECEPTION ROOMS
- ✓ OAK FITTED KITCHEN WITH MATCHING UTILITY ROOM
- ✓ 4 SPACIOUS BEDROOMS WITH A MASTER EN-SUITE SHOWER ROOM
- ✓ LUXURY FAMILY BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDENS WITH A STUNNING NATURAL POND



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents

A fine executive detached family home positioned within a prestigious select development offering beautifully kept accommodation comprising;

## CENTRAL RECEPTION HALLWAY

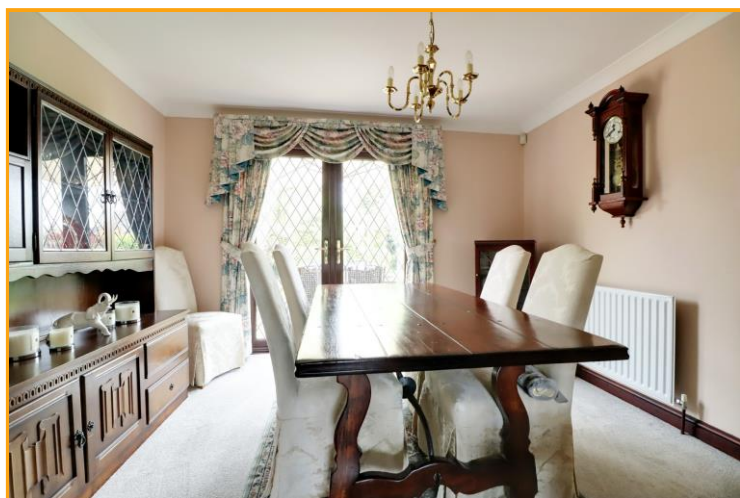
Measures approx. 2.26m x 4.02m (7' 5" x 13' 2"). Having a six panelled hardwood entrance door with adjoining double glazed and leaded windows, wall to ceiling coving, traditional straight flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts and under the stairs storage cupboard.

## CLOAKROOM

Measures approx. 2.21m x 0.88m (7' 3" x 2' 11"). Has a side hardwood double glazed and leaded window with inset patterned glazing and a two piece suite comprising a low flush WC, wall mounted wash hand basin, tiled flooring, tiling to walls with mosaic border and wall to ceiling coving.

## FRONT LIVING ROOM

Measures approx. 3.9m x 5.02m (12' 10" x 16' 6"). With front projecting hardwood double glazed and leaded square bay window, further side patterned leaded hardwood windows come within a feature broad inglenook fireplace that features a central live flame coal effect gas fire, large wooden beam mantle and downlighting, wall to ceiling coving and internal French glazed doors leads to;



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents

## FORMAL DINING ROOM

Measures approx. 3.47m x 3.08m (11' 5" x 10' 1"). Benefitting from rear wood grain effect uPVC double glazed and leaded doors leading to the garden, wall to ceiling coving and doors through to;

## KITCHEN

Measures approx. 3.73m x 3.08m (12' 3" x 10' 1"). With a side hardwood double glazed and leaded window that enjoys views across the garden and comes generously fitted with a range of medium oak panelled low level units, drawer units and wall units with side end displays and a complementary patterned rolled edge working top surface with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, laminate flooring, internal door back through to the entrance hallway and doors through to;

## UTILITY ROOM

Measures approx. 1.57m x 3.08m (5' 2" x 10' 1"). Having a side hardwood double glazed and leaded window, rear panelled and glazed entrance door provides access to the garden, oak base unit with an above patterned rolled edge worktop with tiled splash back incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, plumbing and space for appliances, continuation of laminate flooring, wall mounted Valiant gas fired central heating boiler and wall to ceiling coving.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents

## FAMILY ROOM

Measures approx. 2.61m x 3.08m (8' 7" x 10' 1"). With a front hardwood double glazed window, wall to ceiling coving, TV point and internal door leading through to;

## STUDY

Measures approx. 2.61m x 1.8m (8' 7" x 5' 11"). Enjoying a side hardwood double glazed and leaded window with views across the side garden and wall to ceiling coving.

## FIRST FLOOR CENTRAL LANDING

Measures approx. 3.08m x 1.96m (10' 1" x 6' 5"). With continuation of open spell balustrading and matching handrail and a built-in airing cupboard with a large cylinder tank.

## FRONT DOUBLE BEDROOM 1

Measures approx. 3.9m x 4.25m (12' 10" x 13' 11"). With a front hardwood double glazed and leaded window, wall to ceiling coving and doors through to;

## EN-SUITE SHOWER ROOM

Measures approx. 1.84m x 1.67m (6' 0" x 5' 6"). With a feature front arch top hardwood double glazed and leaded window with patterned glazing benefitting from a three suite comprising a low flush WC, pedestal wash hand basin and corner fitted shower cubicle with main shower and glazed screen, tiled flooring and fully tiled walls with mosaic border.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents

## FRONT DOUBLE BEDROOM 2

Measures approx. 3.03m x 4.06m (9' 11" x 13' 4"). With front hardwood double glazed and leaded window and useful over the stairs wardrobe with hanging rail and shelving.

## REAR DOUBLE BEDROOM 3

Measures approx. 2.89m x 3.94m (9' 6" x 12' 11"). With a rear hardwood double glazed and leaded window.

## REAR BEDROOM 4

Measures approx. 2.83m x 3.09m (9' 3" x 10' 2"). With a rear hardwood double glazed and leaded window.

## LUXURY FAMILY BATHROOM

Measures approx. 3.08m x 1.8m (10' 1" x 5' 11"). Having a rear hardwood double glazed and leaded window with patterned glazing, a three piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath and ceramic tiled flooring with complementary fully ceramic walls.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



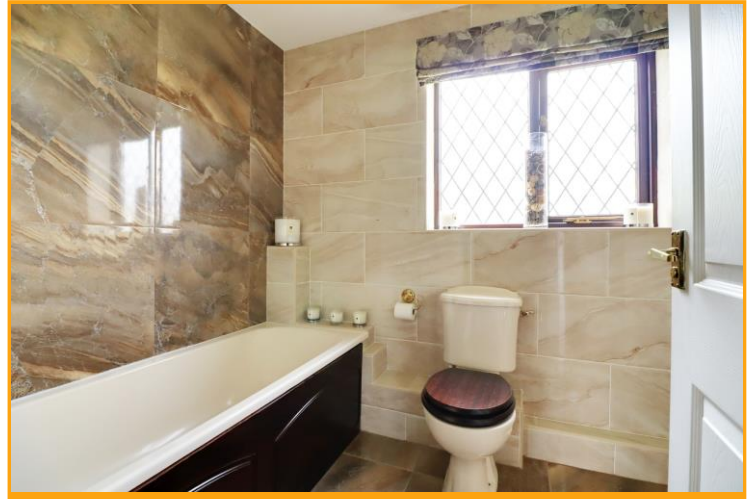
**paul fox**  
the family estate agents

## GROUNDS

The property occupies a beautiful mature well tended garden being set within a select development of executive homes. To the front there are shaped lawned gardens with mature extensive planted shrub borders enjoying a deep block paved driveway providing parking for a number of vehicles with room also available for a caravan or motorhome if required with a matching ramped pathway to the sheltered front entrance door and perimeter pathway which leads within the rear garden. The rear garden comes fully enclosed enjoying an excellent degree of privacy having a flagged and block edge seating area amongst a walled garden with gated access to the side driveway which provides room for further parking and access to the garden. The main garden within the rear comes principally lawned with shrub borders and with a fence divide leading to a beautiful natural pond with reed lined edging, surrounding lawns and mature shrubs, this area is fully enclosed for the safety of children or pets.

## OUTBUILDINGS

The property benefits from a substantial brick and block detached double garage measuring 5.42m x 5.12m (17' 9" x 16' 10") with twin roller front doors, side personal door and window that leads directly within the rear garden benefitting internally from power and lighting with pitched roof providing storage.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: [brigg@paul-fox.com](mailto:brigg@paul-fox.com)

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents

## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property has double glazed windows being timber framed with the rear French door in the dining room being uPVC.

## **\*\*IMPORTANT\*\***

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: [brigg@paul-fox.com](mailto:brigg@paul-fox.com)

[www.paul-fox.com](http://www.paul-fox.com)



# 6 Mount Royale Close

Ulceby, North Lincolnshire, DN39 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.