CHOICE PROPERTIES

Estate Agents

Gilroyd Louth Road, Fotherby, LN11 0UG

Reduced To £249,900



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow, situated in the most sought after location and being offered with no onward chain. This beautifully maintained bungalow further benefits from driveway with garage and sits proudly upon attractive and generously sized gardens. Early viewing is highly advised!

Offering oil fired central heating and generously proportioned rooms throughout with a desirable layout, the abundantly light and well presented accommodation comprises:-

Entrance
4'6" x 2'2"
Enter via uPVC double glazed door to the side aspect, further door to:-

Hallway
4'6" x 9'9"
L-Shaped, built in storage cupboard, wall mounted thermostat controls, loft access.

Kitchen
10'2" x 9'0"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, electric cooker, freezer, under counter fridge, washing machine, extractor fan, partly tiled walls, sliding doors into:-

Dining room
8'10" x 9'6"
Opening into the reception room, dual aspect windows, ample room for a dining table.

Reception room
19'5" x 11'6"
Dual aspect windows, TV Aerial point, telephone point.

Shower room
5'1' x 8'10"
Fitted with a two piece suite comprising large shower cubicle with mains shower over, wash hand basin with stainless steel mixer tap set into vanity unit, tiled walls, chrome heated towel rail, inset spot lights to the ceiling.

W.c.
2'9" x 4'10"
Fitted with a two piece suite comprising wash hand basin and w.c., tiled splash backs.

Driveway
Paved driveway providing off road parking for several vehicles.

Garage
Up and over door, power and lighting, pedestrian door to the side aspect, consumer unit, free standing boiler.

Garden
The property stands proudly upon attractive and generously sized gardens. The front garden is neatly laid to law and is adorned with a variety of colourful plants, trees and shrubbery to the borders. To the rear of the property you will find a privately enclosed garden, with timber fencing to the boundaries. The garden is mostly laid to lawn with an abundance of established flower beds to the borders. There is a paved patio seating area which is ideal for relaxing in the sunshine or outdoor dining. A greenhouse is also included in the sale. Gates to the side of the bungalow provide access to the front.

Tenure
Freehold.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing arrangements

By appointment through Choice Properties on .

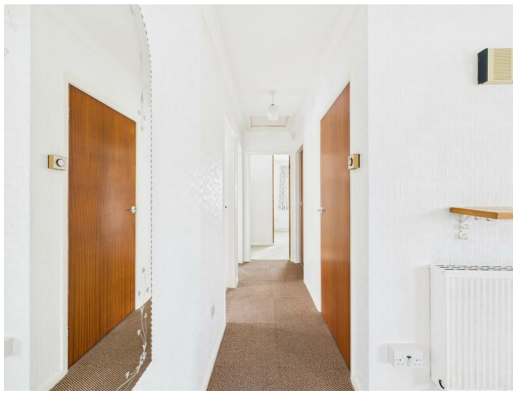
Opening hours

Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

































Approximate total area(1)

902.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

Use the postcode LN11 0UG for directions to the property.

