CHOICE PROPERTIES

Estate Agents

The Forge, Main Road, Utterby, Louth, LN11 0TO

Offers Over £300,000



Choice Properties are delighted to offer for sale this superb and spacious two bedroom bungalow with detached annex providing additional living space and maintained to a beautiful standard throughout. This stunning property stands proudly upon attractive gardens and has the added benefit of garage and driveway, providing parking for multiple vehicles. Situated in a sought after location and just a short distance from the thriving market town of Louth, early viewing is highly advised!

The Property Ombudsman
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Perfectly proportioned, with the additional benefit of uPVC double glazed windows throughout, and an oil fired combi boiler, the abundantly light and immaculately presented accommodation comprises:-

uPVC double glazed door
Leading to:-

Entrance hall
16'1" x 5'0"
Built in storage cupboard. Radiator. Wall mounted thermostat controls. Loft access.

Kitchen
11'9" x 6'5"
Fitted with a range of wall and base units with complimentary worksurfaces over. Cooker point with featured stainless steel extractor hood over. Large floor to ceiling pot cupboard. One bowl porcelain sink unit with drainer. uPVC double glazed window to the side aspect. Partly tiled walls. Inset spot lights to the ceiling. Mini breakfast bar. Pedestrian door to the rear aspect. Door to:-

Pantry
Walk in pantry. Built in shelving. Space for fridge freezer. uPVC double glazed window.

Reception room/Dining room
15'2" x 20'10"
uPVC double glazed dual aspect windows. Electric fire set into featured surround. uPVC double glazed French patio doors leading to the front garden from the dining room. Radiator. Tv aerial point.

Bedroom 1
11'10" x 12'7"
Spacious double bedroom. uPVC double glazed window to the rear aspect. Radiator.

Bedroom 2
14'8" x 8'11"
Spacious double bedroom. uPVC double glazed window to the front aspect. Radiator.

Bathroom
7'6" x 9'4"
Fitted with a three piece suite comprising of a panelled bath with mains Waterfall shower over, pedestal wash basin and a w.c. Heated chrome towel rail. uPVC double glazed window to the rear aspect. Built in storage cupboards. Tiled splash backs.

Annex

Annex Bedroom/Living room
17'6" x 8'7"
Abundantly light and spacious room. uPVC double glazed sliding patio doors leading into the garden. Single pedestrian uPVC double glazed door to the side aspect. Tiled flooring. TV Aerial point.

Annex Kitchen
6'0" x 5'3"
Fitted with modern wall and base units. Space for undercounter fridge/freezer. Plumbing for a washing machine. Partly tiled walls.

Annex Shower Room
6'1" x 4'1"
Fitted with a three piece suite comprising of a shower cubicle with shower over, wash hand basin, w.c. Tiled walls.

Garden
To the rear of the property you will find a spacious and privately enclosed garden with timber fencing to the boundaries. The gardens are neatly laid to lawn and are adorned with a variety of established plants, trees and shrubbery throughout. There are several beautiful patio seating area located in the garden, which are ideal for relaxing in the sunshine or outdoor dining. A timber gate to the side provides access to the front. The front garden is neatly laid to lawn and also features a variety of plants, trees and hedging.

Driveway
Large gravelled driveway with parking for multiple vehicles including a caravan/motorhome.

Garage
9'1" x 14'2"

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
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.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 01507 860033.

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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.











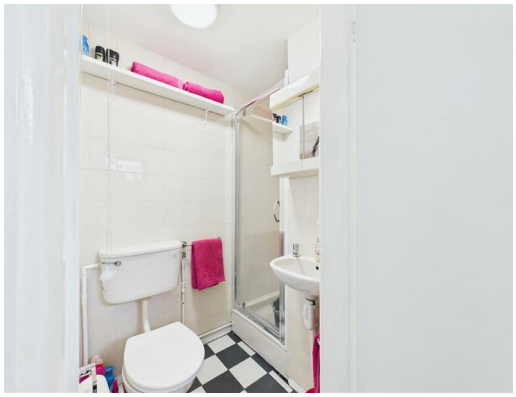

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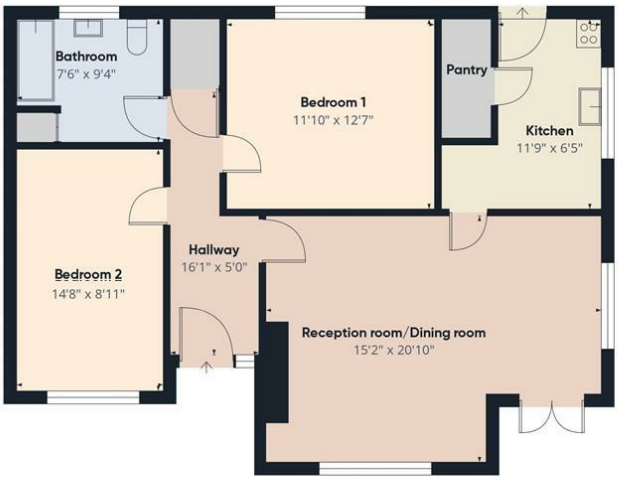










Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1046 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Enter Postcode into Satnav/Maps for full directions.

