



CHOICE PROPERTIES

Estate Agents

Layfield Saltfleet Road,
Theddlethorpe, LN12 1PG

Reduced To £230,000



It is a pleasure for Choice Properties to offer for sale this spacious two bedroom detached bungalow which sits on a sizeable plot of attractive and established gardens with fantastic views over farmland to the rear. This charming property offers generously proportioned rooms throughout and is additionally offered with no upper chain.

The abundantly light and bright expansive accomodation comprises:

Entrance porch

2'7" x 7'4"

Door to:-

Hallway

16'10" x 7'4"

Spacious hallway providing ample lighting, telephone point.

Reception Room

14'1" x 17'11"

Featured bay window to the front aspect, TV Aerial point, gas fire set into featured marble surround, sliding patio doors leading into:-

Conservatory

9'11" x 7'7"

Triple aspect windows, French double opening doors to the side aspect leading into the garden.

Kitchen

14'7" x 6'7"

Fitted with a range of wall and base units with worktops over, two bowl stainless steel sink unit with mixer tap, integral double cooker, four ring electric hob with featured extractor over, integral dishwasher, breakfast bar, built in storage cupboard housing the hot water cylinder and programming controls, tiled flooring, partly tiled walls, door to rear aspect leading into:-

Utility Room

9'4" x 8'7"

One and a half bowl stainless steel sink unit with drainer and mixer taps, built in storage cupboard, door to wc.

Wc

3'09" x 2'20"

With close couple wc.

Bedroom 1

15'11" x 14'5"

Bay window to front aspect, spacious double bedroom.

Bedroom 2

16'2" x 14'5"

Spacious double bedroom, French double opening patio doors to the rear aspect leading into the garden.

Shower Room

8'11" x 7'4"

Fitted with a four piece suite comprising corner shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, bidet, close coupled wc, partly tiled walls, extractor fan, loft access.

Driveway

Providing off road parking for several vehicles.

Garage

Timber double opening doors the font aspect, power and lighting, pedestrian door to the side aspect.

Garden

The property sits within generously sized lawned gardens to all sides of the property. The boundaries are privately enclosed by established trees and hedging and there are fantastic open views over farmland to the rear. To the rear of the property you will also find the oil tank.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 472016

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.

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

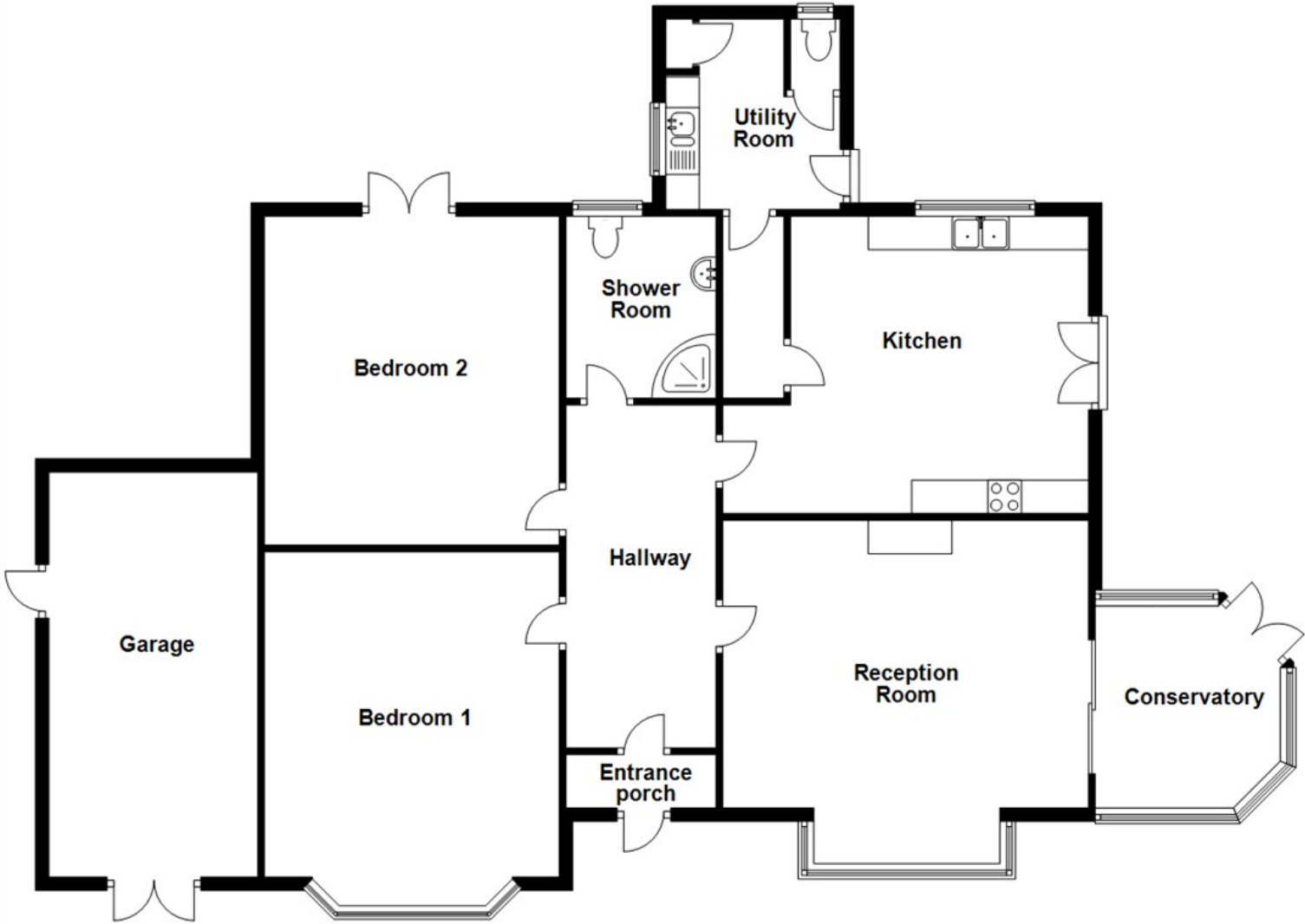
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.





Ground Floor



Directions

Upon leaving the office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and then go past Station Road on your left. Layfield can then be found a short way down on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

