



CHOICE PROPERTIES

Estate Agents

Willow Garth Sea Lane,
Huttoft, LN13 9RP

Reduced To £285,000



Choice Properties are delighted to offer for sale this impressive and expansive three bedroom detached house, situated in the most sought after location. The property further benefits from two reception rooms, garage and stands within a generously sized plot of gardens. Viewing is highly recommended.

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

Entrance Porch

4'0" x 4'9"

Door to:-

Lobby

12'1" x 10'4"

Staircase to first floor.

Inner Hallway

2'4" x 9'9"

Reception Room

15'6" x 11'5"

Bay window to front aspect, TV Aerial point, telephone point, double opening French patio doors into the rear garden.

Kitchen

12'1" x 8'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, space for electric cooker, four ring electric hob with stainless steel extractor hood over, space for freestanding American fridge/freezer, part tiled walls.

Dining Room

12'2" x 18'0"

Gas featured fireplace set into marble surround with wooden mantle, bow window to front aspect, telephone point, TV Aerial point.

Utility Room

6'3" x 9'8"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, space for a tumble dryer, wall mounted thermostat controls, floor standing boiler.

WC

3'7" x 7'2"

Fitted with a two piece suite comprising wc and wash hand basin.

Landing

5'3" x 10'5"

Airing cupboard.

Upper Hallway

5'3" x 8'2"

Bedroom 1

11'11" x 10'8"

Spacious double bedroom, TV Aerial point.

Bedroom 2

11'11" x 11'1"

Double bedroom, TV Aerial point.

Bedroom 3

9'11" x 10'5"

Double bedroom, TV Aerial point, eaves storage, loft access.

Bathroom

7'5" x 8'2"

Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity unit with single taps, close coupled wc, part tiled walls, loft access.

Driveway

Paved driveway providing parking for several vehicles.

Garage

18'01" x 10'06"

With up and over door, power and lighting.

Garden

The property stands proudly within extensive laid to lawn gardens, adorned with a variety of established hedging to the boundaries. There is a large paved patio seating area located outside the reception room. The garden is fronted by a large opening timber gate, leading up towards the garage.

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

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

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.

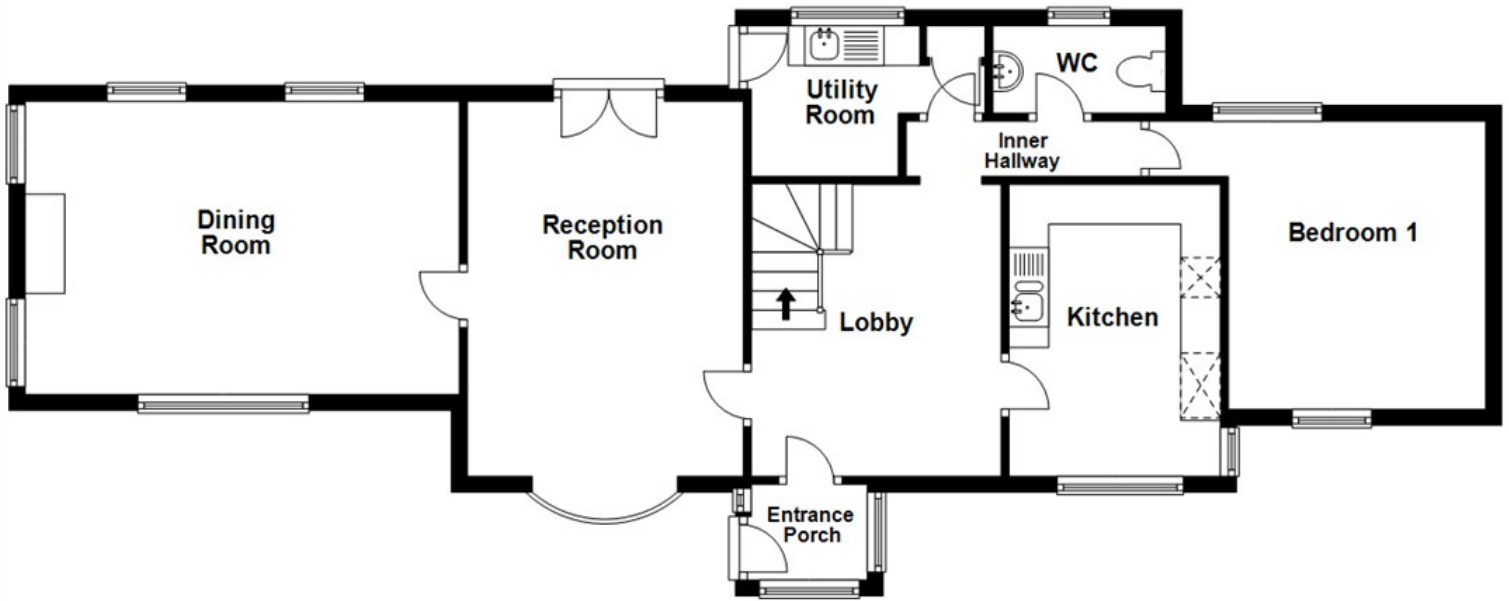
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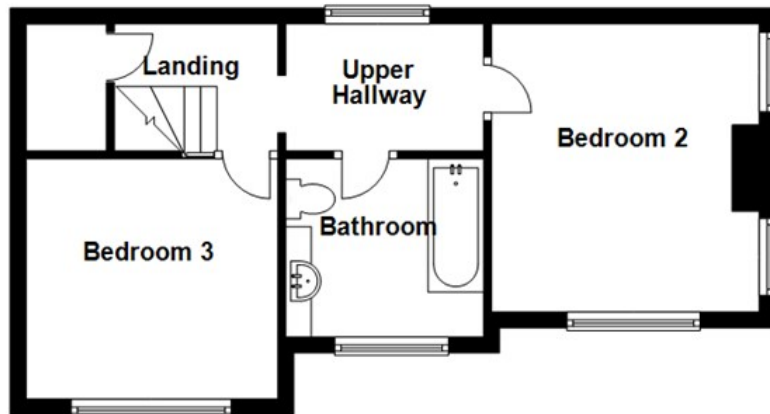




Ground Floor



First Floor



Directions

