



CHOICE PROPERTIES

Estate Agents

47 Main Road,

Hundleby, PE23 5LZ

Offers In Excess Of £185,000



Nestled in the charming village of Hundleby, Spilsby, this delightful semi detached cottage is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. With two inviting bedrooms, there's ample space for a small family or guests to stay over.

The property boasts a well-maintained bathroom, ensuring your comfort and convenience. The highlight of this cottage is the spacious gardens that surround it, offering a tranquil retreat where you can enjoy the fresh country air and perhaps cultivate your own little garden oasis.

Located in a peaceful village setting, you'll experience the best of both worlds - a serene environment while still being within reach of local amenities. The cellar adds a touch of character to the property, providing extra storage space or the potential for a unique project.

Don't miss out on the opportunity to make this home your own slice of countryside paradise. Embrace village living at its finest and create lasting memories in this charming abode on Main Road.

The spacious internal accommodation has the added advantage of Gas Central Heating and consists of :

Porch

2'8" x 6'0"

Door into :

Living Room

11'11" x 12'10"

Radiator. Power Points. TV Aerial Point. Fireplace. Gas & Electric Meters and Consumer Unit.

Kitchen

12'10" x 7'1"

Wall & base units with work surfaces over. Stainless steel sink unit with drainer and taps. Electric oven and hob with extractor hood over. Space & plumbing for washing machine. Space for freestanding fridge/freezer. Power Points. Partly tiled. Door leading to rear garden.

Dining Room

8'11" x 6'7"

Radiator. Power Points. Door Leading down into :

Cellar

8'11" x 12'10"

Lighting.

Bathroom

6'7" x 5'5"

Bathroom suite consisting of panelled bath, push button flush WC and pedestal wash hand basin with mixer taps. Heated towel radiator. Fully tiled.

Landing

8'6" x 2'6"

Access to loft space.

Bedroom 1

12'2" x 12'10"

Build in wardrobes. Radiator. Power Points.

Bedroom 2

8'6" x 10'0"

Radiator. Power Points. Door into :

Storage

6'8" x 5'5"

Restricted head room. Storage for combination boiler. Lighting.

Garden

The rear garden is approximately 200ft long and widens as you progress down to the bottom. The garden itself is laid mainly to lawn and is bordered by well established shrubs and trees. The garden benefits from multiple storage sheds, outbuildings and even a Summer House. Access can then be gained to the front of the property through a side gate.

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 A

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

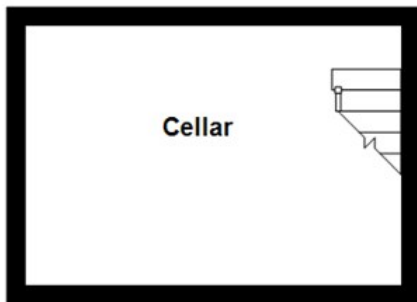
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





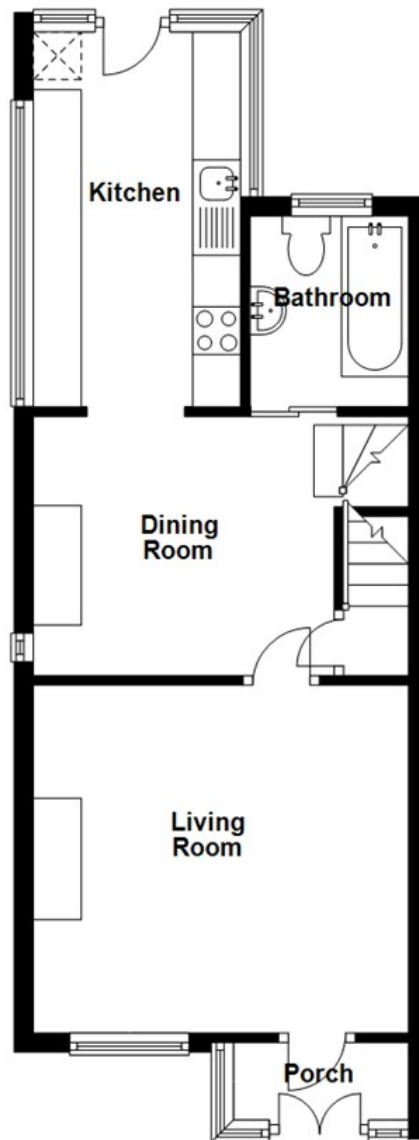
Ground Floor

Approx. 10.6 sq. metres



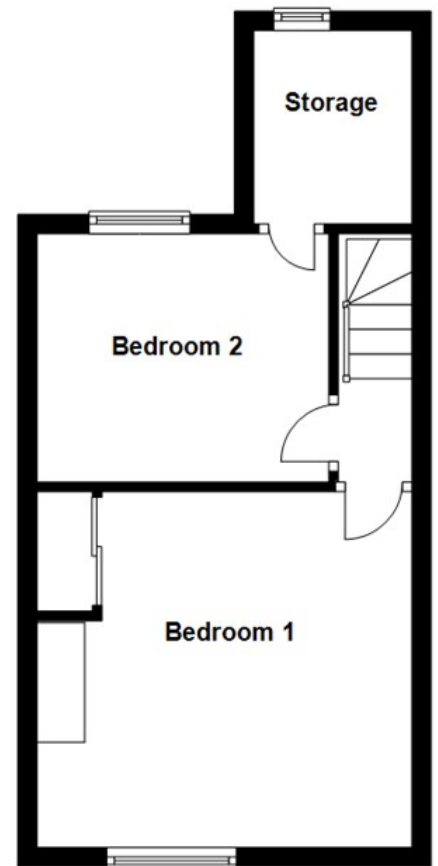
First Floor

Approx. 39.4 sq. metres



Second Floor

Approx. 28.7 sq. metres



Total area: approx. 78.7 sq. metres

Directions

Use the postcode PE23 5LZ for use with sat nav.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			88
(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	

