



# CHOICE PROPERTIES

*Estate Agents*

6 Sidney Close,

Chapel St Leonards, PE24 5WB

Reduced To £214,950



Choice Properties are delighted to bring to the market this fantastic two/three bedroom semi detached dormer bungalow with a large garden. This stylish property is located in a quiet residential position and early viewing is advised.

The beautifully presented and abundantly light and bright accommodation comprises:

### **Hallway**

19'3" x 5'9"

Under stair storage cupboard. Stairs to First Floor Landing. Power Points. Radiator. Smoke Alarm.

### **Reception Room**

11'7" x 11'11"

Light & airy spacious Reception Room, TV Aerial Point. Radiator. Power Points.

### **WC**

3'4" x 5'9"

Ceramic corner wash basin set in vanity unit & push button flush WC. Radiator.

### **Dining Room/Bedroom 3**

13'8" x 9'5"

Radiator. Power Points.

### **Kitchen**

10'2" x 8'4"

Fitted with a range of wall and base units with under counter lighting & worksurfaces over. Stainless steel sink unit with tap & drainer. Integrated gas hob with extractor fan and space for a fridge/ freezer. Radiator. Power Points. Partly tiled. Door leading to Rear Garden.

### **Bedroom 1**

8'9" x 12'9"

Double Bedroom with built in wardrobes. Radiator. Power Points.

### **Bedroom 2**

8'9" x 10'1"

Double Bedroom. Access to Loft Space. Radiator. Power Points.

### **Bathroom**

5'5" x 6'11"

Fitted with a three piece suite comprising a panelled bath with electric shower over, ceramic wash basin set in vanity unit, and push button flush WC. Heated towel radiator.

### **Driveway**

Providing off street parking for several vehicles.

### **Garden**

To the rear of the property you will find a privately enclosed and sizeable garden which has been mostly laid to lawn, there is also a patio area and useful summer house with power and lighting.

### **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](http://www.e-lindsey.gov.uk)

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

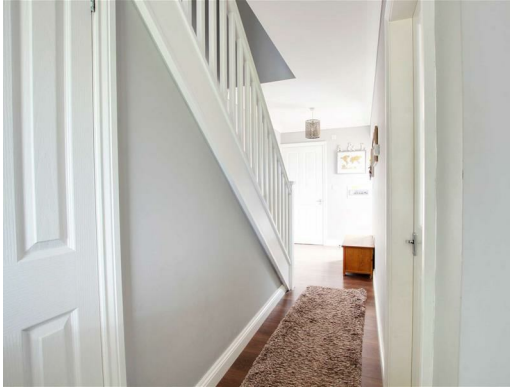
## **Viewing Arrangements**

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.

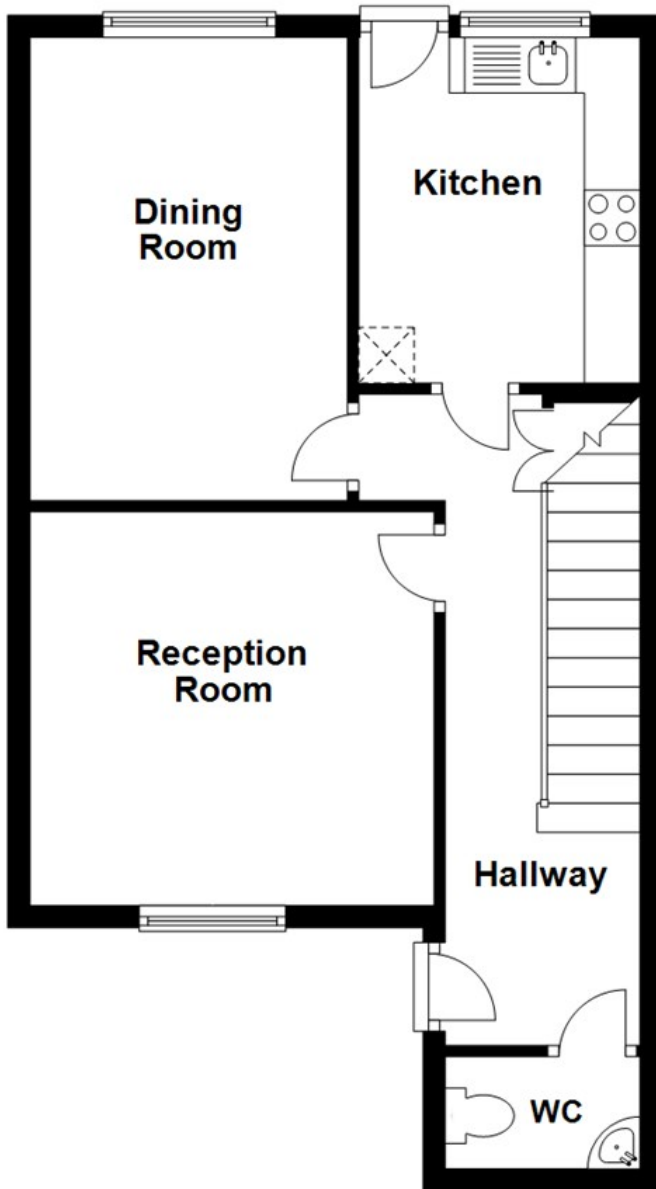
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





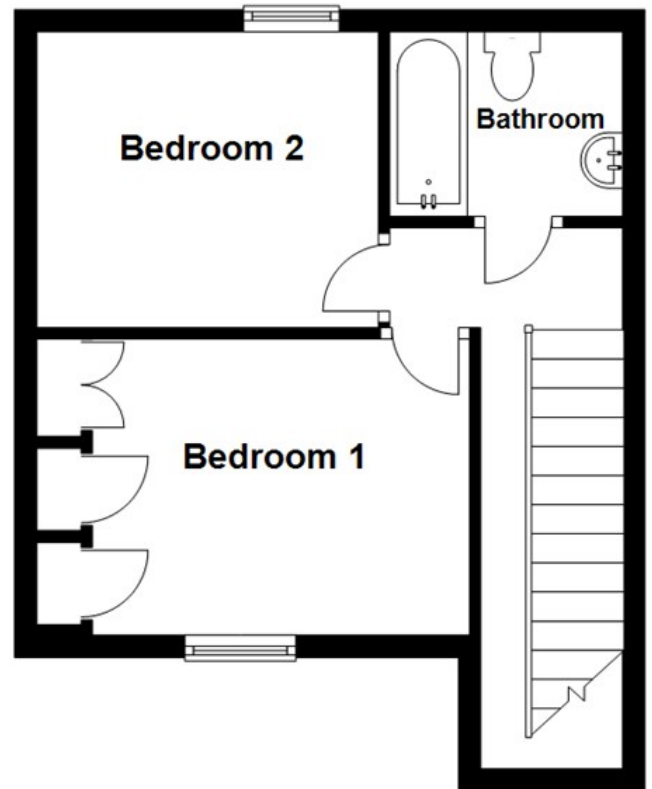
### Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



### First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

# Directions

Use postcode PE24 5WB to locate the property.

