



CHOICE PROPERTIES

Estate Agents

The Old Stables Mill Lane,
Sloothby, LN13 9NP

Price £325,000



Choice Properties are delighted to present 'The Old Stables', a recently renovated and most unique detached barn conversion finished to an extremely high standard and full of character. No expense has been spared by the current vendors on locally sourced oak beam doors and other high quality materials. The property is currently being successfully let as a holiday cottage taking between £1000 to £1600 per week. We recommend viewing this stunning property at your earliest convenience.

With the added benefit of recent renovation and oil fired underfloor heating throughout, this immaculate internal accommodation comprises:

Front Entrance Door

Leading into:

Open Plan Living

31'5" x 15'2"

Modern fitted kitchen consisting of a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, integral 'Bosch' four ring hob with extractor hood over and integral eye-level 'Bosch' oven. Integral fridge/freezer. Stand alone island with storage cupboards below.

Spacious, light and airy living space fitted with multifuel burner set in brick feature surround, TV aerial points, telephone point, and wall mounted smart thermostat controls. Spot lighting throughout the open plan living and hallway.

Hallway

Wall mounted smart thermostat controls. Spot lighting. Smoke alarm.

Bedroom 1

9'7" x 15'2"

Spacious double bedroom. TV aerial point. Wall mounted smart thermostat controls. Door to:

En-suite

4'1" x 7'10"

Fitted with three piece bathroom suite comprising dual flush wc, pedestal wash hand basin and shower enclosure with shower over.

Bedroom 2

9'3" x 11'0"

Double bedroom. TV aerial point. Wall mounted smart thermostat controls.

Bathroom

6'6" x 10'8"

Fitted with a white four piece bathroom suite comprising dual flush wc, pedestal wash hand basin, shower enclosure with shower over and bath with separate taps over. Part tiled walls. Wall mounted heated towel rail.

Garden

The property benefits from a sizeable, privately enclosed garden which is mostly laid to lawn. The garden further benefits from a paved patio area which is currently used for the hot tub and outdoor furniture. The garden can be accessed through the front entrance door and has access through a timber gate to the driveway.

Driveway

Providing off road parking.

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 - TBC.

Viewing Arrangements

Through Choice Properties on 01507 462277.

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.

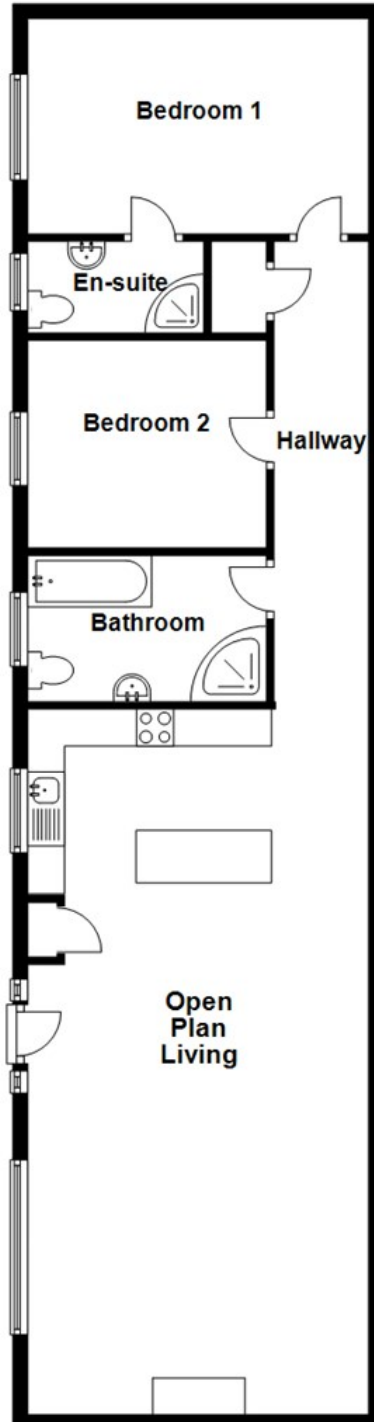
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

Use LN139NP in your SatNav for directions to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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	

