



CHOICE PROPERTIES

Estate Agents

18 Church Lane,
Huttoft, LN13 9RD

Price £219,500



Choice Properties are delighted to offer for sale this most attractive link detached bungalow. This super home has been completely re-furbished to a high standard providing light filled, airy, spacious rooms. With private gardens and Garage together with plenty of parking this beautiful property is being sold with NO UPPER CHAIN. Viewing is Highly Recommended.

Situated in the small village of Huttoft and only a short drive from the coast and the neighbouring market town of Alford this property benefits from Electric Radiators and UPVC Double Glazing and internally comprises:-

Hallway

5'0" x 12'4"

uPVC front entrance door. Two storage cupboards, one housing the hot water cylinder.

Reception Room

20'2" x 13'5"

Light and airy reception room with double opening patio doors to the rear garden. Open fireplace with wooden mantle. TV aerial point.

Kitchen

12'0" x 10'11"

Fitted with new, stylish wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integral fridge/freezer, integral electric oven and four ring hob with extractor over. Spot lighting. Door to garden.

Bedroom 1

13'10" x 9'6"

Spacious double bedroom. Loft access.

Bedroom 2

9'0" x 12'10"

Spacious double bedroom.

Shower Room

7'10" x 5'11"

Fitted with three piece suite comprising a large walk-in shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Wall mounted electric towel rail.

Gardens

To the front of the property is a well maintained open plan garden with driveway to the side. To the rear is a pleasant and most private enclosed garden laid to gravel for ease of maintenance.

Garage

With front electric roller door.

Utility Room

The property benefits from a self contained Utility Room, this is accessed by way of a personal door and is located behind the garage. This room has plumbing for automatic washing machine and provides plenty of space for laundry duties.

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 B.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire LN13 9AE.

Tel 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.

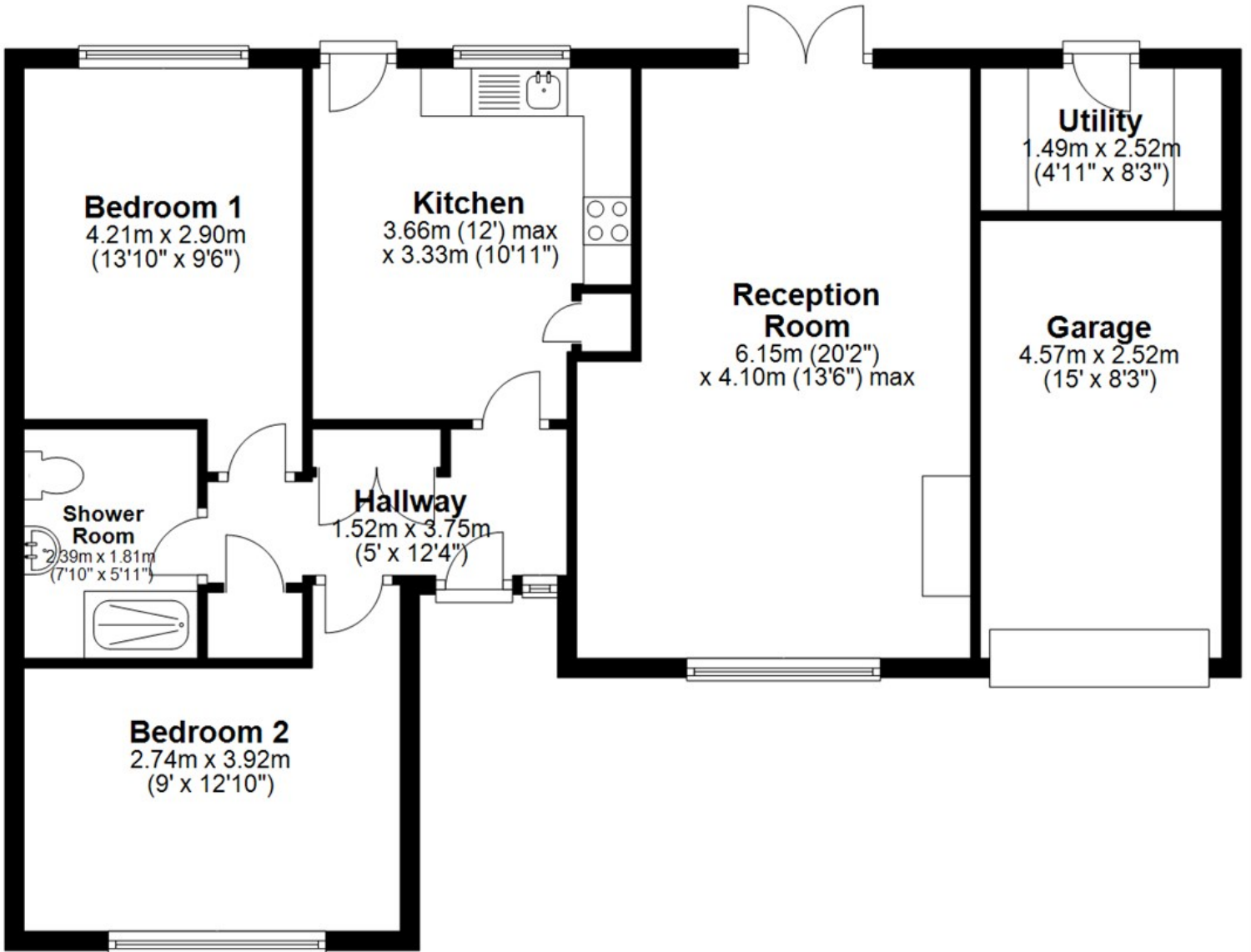
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

Please use the postcode LN13 9RD to located 18 Church Lane, Huttoft, Lincolnshire

