



CHOICE PROPERTIES

Estate Agents

Swiss Cottage Sutton Road,
Huttoft, LN13 9RG

Reduced To £175,000



It is a pleasure for Choice Properties to bring to the market this spacious and well maintained three bedroom (one en suite) detached bungalow, situated in the peaceful village of Huttoft. The property further benefits from an electric heating system, recently fitted UPVC double glazed windows, an insulated loft space, and solar panels which are owned outright. Viewing is highly advised and the property is being offered with no upper chain.

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and bright accommodation comprises:-

Entrance Hall

2'9" x 7'6"

Front entrance door, Door to:-

Reception Room

15'1" x 11'9"

Spacious reception room, TV Aerial Point.

Kitchen

15'8" x 11'9"

Fitted with wall and base units with worktops over, 1.5 bowl white sink unit and drainer with mixer taps, Part tiling to the walls, Space for freestanding fridge/freezer, Space for freestanding cooker, Wall mounted consumer unit, plumbing for a washing machine.

Rear Porch

5'5" x 2'9"

Door leading to the garden.

Hallway

7'5" x 3'4"

Built in storage cupboard housing the hot water cylinder, Wall mounted thermostat controls.

Bedroom 1

12'6" x 10'0"

Spacious double bedroom.

Bedroom 2

10'5" x 10'0"

Spacious double bedroom.

Bedroom 3/Dining Room

16'8" x 7'10"

Door to en-suite shower room.

En-suite

3'8" x 7'4"

Fitted with a three piece suite comprising large shower cubicle with mains shower over, pedestal wash hand basin with single taps, dual flush wc, tiled walls.

Bathroom

7'5" x 6'4"

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with mixer taps, dual flush wc, tiled walls.

Driveway

Spacious gravelled driveway providing off road parking for several vehicles.

Garden

To the rear of the property you will find a privately enclosed garden with fencing to the boundaries. The garden is partly paved for ease of maintenance and features trees and hedging. There is also a greenhouse included in the sale. A timber gate provides access to the front of the property.

Tenure

Freehold

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Making an offer

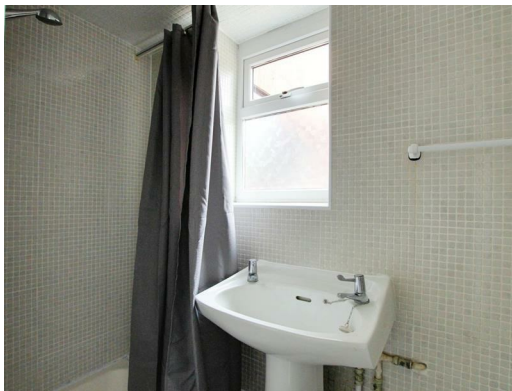
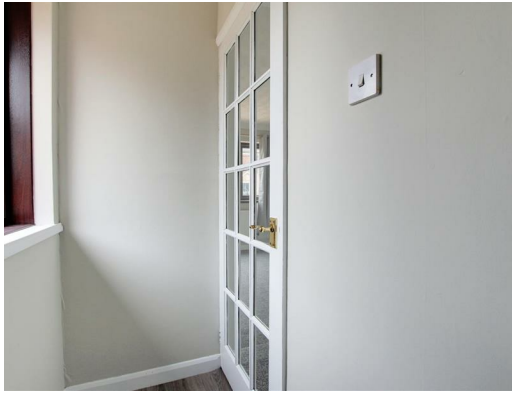
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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

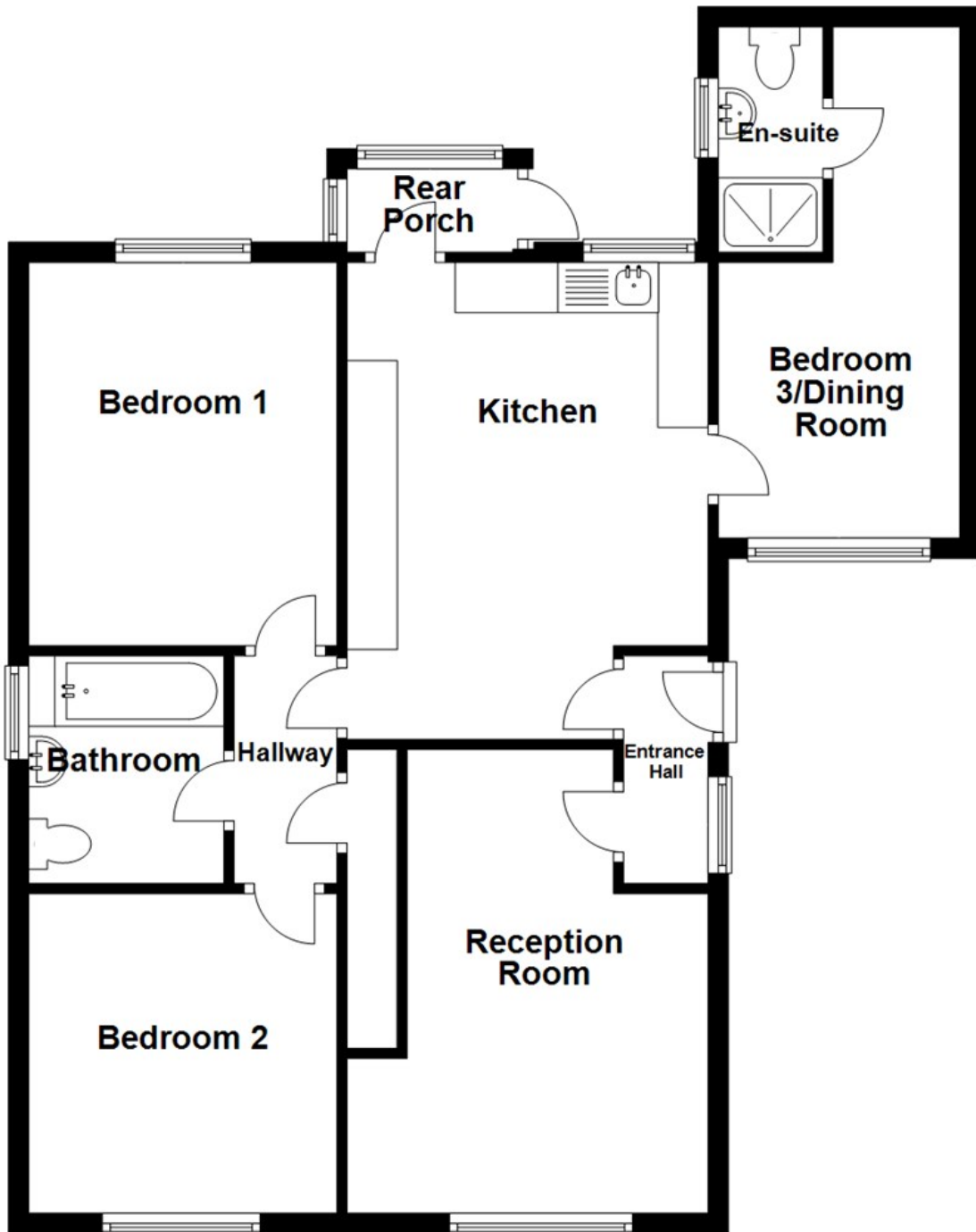
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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

From our Sutton office head West to the mini roundabout and then turn left on the A52 towards Skegness. Keep on this road and when you enter the village of Huttoft. Swiss Cottage can be found on your left hand side just before the junction with Meakers Way.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			68
(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	

