



CHOICE PROPERTIES

Estate Agents

The Laurels Sutton Road,
Huttoft, LN13 9RG

Reduced To £475,000



Choice Properties are delighted to bring to the market this superb four bedroom (one en suite) detached house which sits within grounds of approximately 3 and a half acres (sts). This expansive property additionally benefits from two reception rooms and boasts wonderful open views to the front.

Featuring electric storage heating throughout and numerous solar panels which are owned outright, the generously proportioned accommodation comprises:

Entrance Hall

4'0" x 5'11"

Composite front door leading into the entrance hall, which features a door to the WC and double opening doors to the hall.

WC

4'0" x 4'9"

Fitted with a WC with dual flush button and hand wash basin with mixer tap both built into vanity, a heated towel rail, loft access and tiling to the walls and floor.

Hall

16'6" x 7'9"

Providing stairs to the first floor and doors leading to:

Reception Room

24'1" x 13'4"

Remarkably spacious reception room fitted with a multi fuel stove set in a bricked surround, a TV aerial and telephone point, three wall lights and a sliding door leading to the Kitchen/Diner/Sun Room.

Dining Room/Sitting Room

14'7" x 11'2"

Double opening doors from the hall lead into the Dining Room/Sitting Room; which features a TV aerial and telephone point, four wall lights and ample space for a dining table.

Study

7'2" x 8'7"

Spacious study fitted with a telephone point.

Utility Room

11'02" x 7'7"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, plumbing for a washing machine, tiled flooring, uPVC door to side aspect out onto the extended driveway, a door to the shower room and opening through to the Kitchen/Diner/Sun Room.

Shower Room

4'4" x 5'7"

Fitted with a three piece suite comprising a shower cubicle with a 'Triton T80' electric shower over, hand wash basin with mixer tap and WC with dual flush button both built into vanity, tiled walls and flooring, 'Intervent' extractor and a 'Hycos' wall heater.

Kitchen/Diner/Sun Room

10'11" x 32'10"

'L-shaped' extended part of the property, offering a flexible and spacious family area making up the kitchen, dining area and sun room all in one, with a superb modern finish, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Zanussi' induction hob with a marble effect splashback and extractor hood over, double electric 'Neff' oven, electric mini oven/grill, integral microwave, large breakfast bar area, space for a dishwasher and space for a freestanding American style fridge/freezer, part tiling to the walls and tiled flooring, inset spot lighting, five 'Velux' style windows as well as double aspect windows to the side and rear aspect, ample space for a dining table as well as providing a sun room area with a TV aerial and space for a variety of furniture and double bi-folding doors out to the rear patio of the garden.

Landing

17'5" x 6'5"

Providing access to the loft, an airing cupboard with shelving (measuring 1'10" x 5'05") housing the hot water cylinder and doors leading to:

Bedroom 1

11'0" x 12'6"

Spacious double bedroom with a TV aerial and door to:

En-suite Shower Room

5'1" x 6'8"

Fitted with a three piece suite comprising a corner shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls and a 'Sector' extractor fan.

Bedroom 2

11'8" x 13'4"

Spacious double bedroom.

Bedroom 3

11'9" x 6'7"

Spacious double bedroom with a telephone point and two built in wardrobes with mirrored sliding doors, railing and shelving.

Bedroom 4

6'0" x 10'6"

Double bedroom.

Bathroom

7'0" x 9'10"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button both built into vanity with an oak top, mermaid boarding to the walls, inset spot lighting and an extractor vent.

Driveway

Expansive driveway to the front of the property which runs down the side of the property; to the rear, providing ample parking for several vehicles.

Garage

18'11" x 23'04"

Spacious double garage with two up and over doors, a side door, two rear windows and power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden with a large paved patio area which can double up and as an extended driveway. The garden is then laid to lawn with a paved pathway to the plot of land to the rear of the garden, with shrubbery, trees and conifer hedging to the boundaries. The garden also benefits from a metal shed, useful timber shed and a vegetable patch.

Land

To the rear of the property there is a plot of land that comes with the title of the property, which is laid to lawn. Subject to survey, the plot of land is measured to approximately three and a half acres. The land also benefits from a water supply running the entire length of the land and a variety of shrubbery and trees to the boundaries; including apple trees, as well as timber fencing in places.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

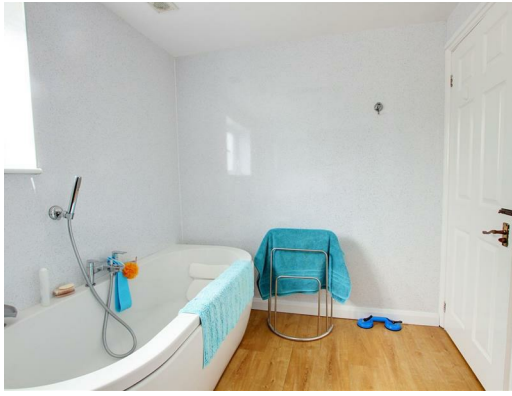
Website: www.e-lindsey.gov.uk

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

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.

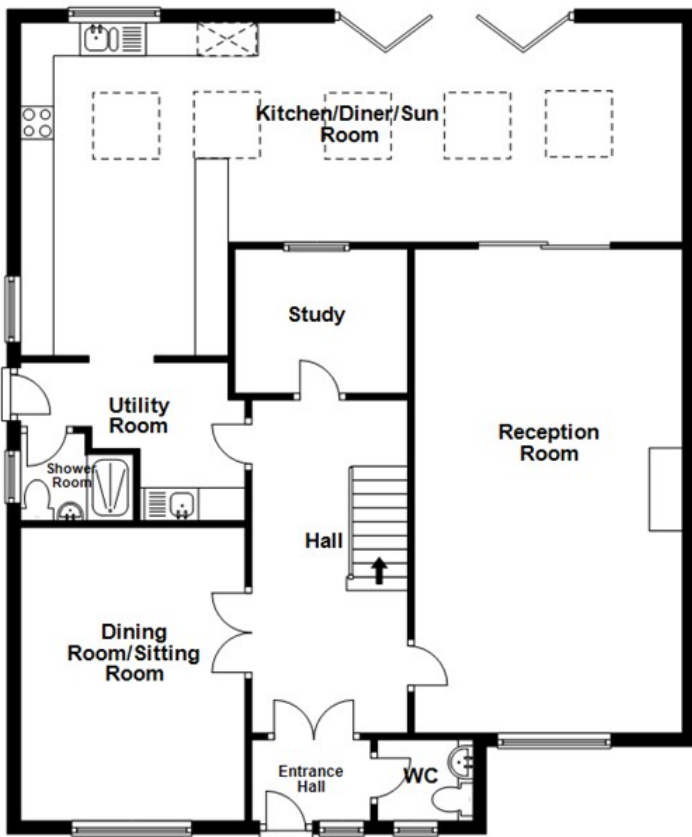






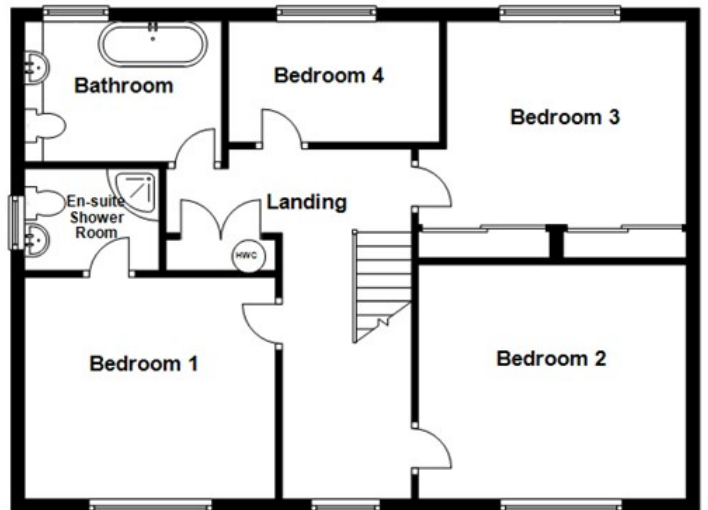
Ground Floor

Approx. 116.8 sq. metres (1257.7 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



Total area: approx. 189.3 sq. metres (2037.3 sq. feet)

Directions

From our Sutton on Sea office head in the direction of Skegness on the A52. As you approach Huttoft there are a row of properties on your right hand side. The Laurels is the 3rd property in and can be found sign-posted 'The Laurels'. Any problems; use the postcode LN13 9RG to navigate to the 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	

