



CHOICE PROPERTIES

Estate Agents

14 Meakers Way,
Huttoft, LN13 9TR

Reduced To £220,000



Choice Properties are delighted to offer you this beautiful semi detached bungalow occupying a pleasant position in a sought after location in the village of Huttoft. This lovely home boasts beautiful and easily maintainable gardens. We highly recommend viewing this home.

The property benefits from having Privately owned Solar Panels, Oil Fired Central Heating plus UPVC Double Glazed windows and doors. Internally the accommodation consists of :-

Side entrance door to:

Kitchen

13'8" x 9'5"

Fitted wall and base units with work surfaces over. Integrated electric oven and hob. Plumbing for washing machine and dishwasher. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Radiator. Electric consumer unit. Spot lighting.

Inner Hallway

Access to the loft area with pull down ladder. Smoke alarm. Thermostat control for the central heating.

Lounge

17'4" x 10'1"

Electric fire set in feature surround. Radiator. Wall and centre lighting.

Bathroom

7'2" x 5'10"

With three piece white suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Fully tiled walls. Electric shaver point. Extractor fan. Chrome heated towel rail.

Bedroom 1

12'6" x 10'1"

Radiator.

Bedroom 2

8'8" x 9'5"

Radiator. Airing cupboard housing the hot water cylinder. Door to:

Conservatory

8'6" x 18'6"

Radiator. 2 doors leading out to the rear garden.

Rear Lobby

Doors to the Study and workshop. External door to the garden.

Study

10'6" x 8'1"

Spot lighting. Oil boiler which supplies the central heating and hot water.

Workshop

9'9" x 8'1"

Power and lighting. Door to:

Garage

13'4" x 8'1"

Up and over garage door.

Driveway & Carport

Gardens

To the front of the property is a lawned garden with flower borders. To the rear is a privately enclosed garden which is also laid to lawn with feature planting and a paved patio area. 2 Timber sheds. Greenhouse.

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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

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

Making an offer

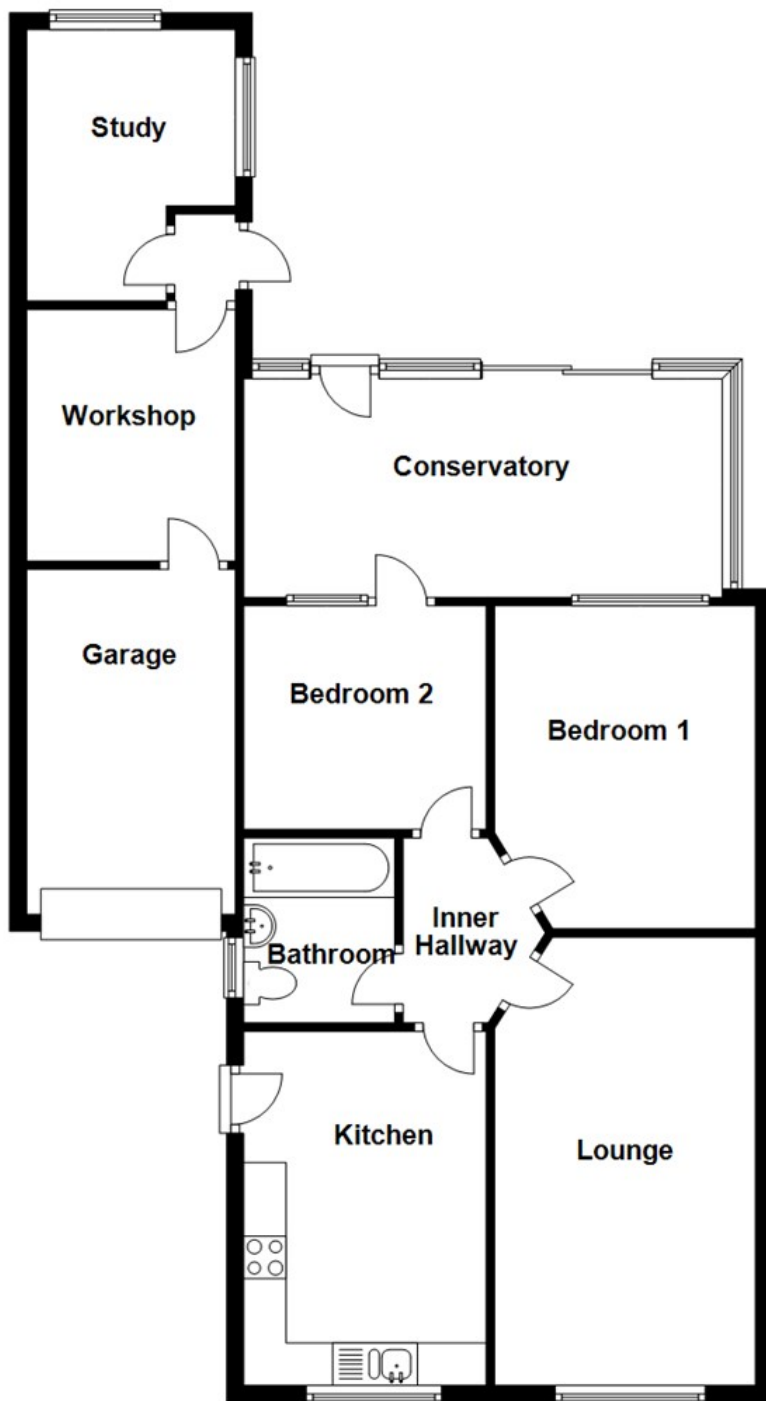
If you are interested in making an offer on this property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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, Meakers Way can be found on your right hand side just before the village hall.

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	

