



# CHOICE PROPERTIES

*Estate Agents*

Mill Lodge Sutton Road,  
Huttoft, LN13 9RG

Price £245,000



Choice Properties are delighted to present this immaculate two bedroom detached bungalow occupying a fantastic position in the popular village of Huttoft, only a short drive away from the historic market town of Alford and the golden sandy beaches of Sutton-On-Sea. This impressive property offers a driveway with parking for numerous vehicles and has recently undergone a stylish renovation including a complete re wire, new electric boiler and recently installed kitchen and shower room. Viewing is certainly advised.

## The well presented internal accommodation comprises:

### **Hall**

Composite front entrance door. Loft access. Radiator. Doors to:

### **Reception Room**

12'6" x 16'1"

Light and airy reception room benefitting from a large picture window to the front aspect. Electric fire set in feature surround. Radiator.

### **Kitchen**

10'2" x 14'1"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, integral full length fridge, integral full length freezer, integral four ring 'Beko' induction hob with extractor over, integral 'Whirlpool' oven and grill as well as microwave oven. Spot lighting. Radiator. Door to the rear garden.

### **Bedroom 1**

10'11" x 11'3"

Spacious double bedroom. Radiator.

### **Bedroom 2**

11'9" x 10'6"

Spacious double bedroom. Radiator.

### **Shower Room**

6'11" x 7'7"

Fitted with white three piece suite comprising dual flush wc, hand wash basin set in vanity unit and shower enclosure with electric 'Triton' shower over. Radiator.

### **Driveway**

The property is fronted by a large gravelled driveway providing off road parking for multiple vehicles.

### **Garage**

18'9" x 8'4"

With up and over door, power and lighting. The garage also houses the wall mounted electric boiler and wall mounted consumer unit.

### **Garden**

The property is fronted by a lawned garden, setting the property back from the road. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The low maintenance rear garden is predominately paved but also features a small area laid to artificial turf.

### **Store**

### **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](http://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 on 01507 443777.

### **Opening hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

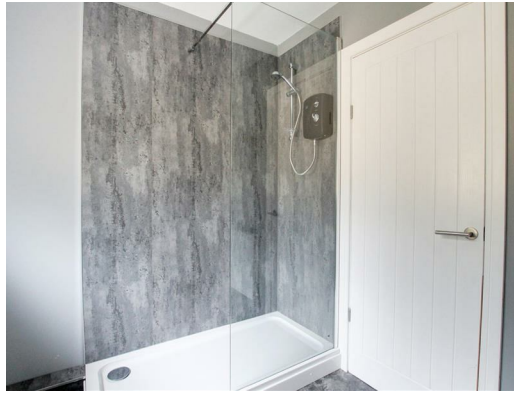
### **Making an offer**

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.

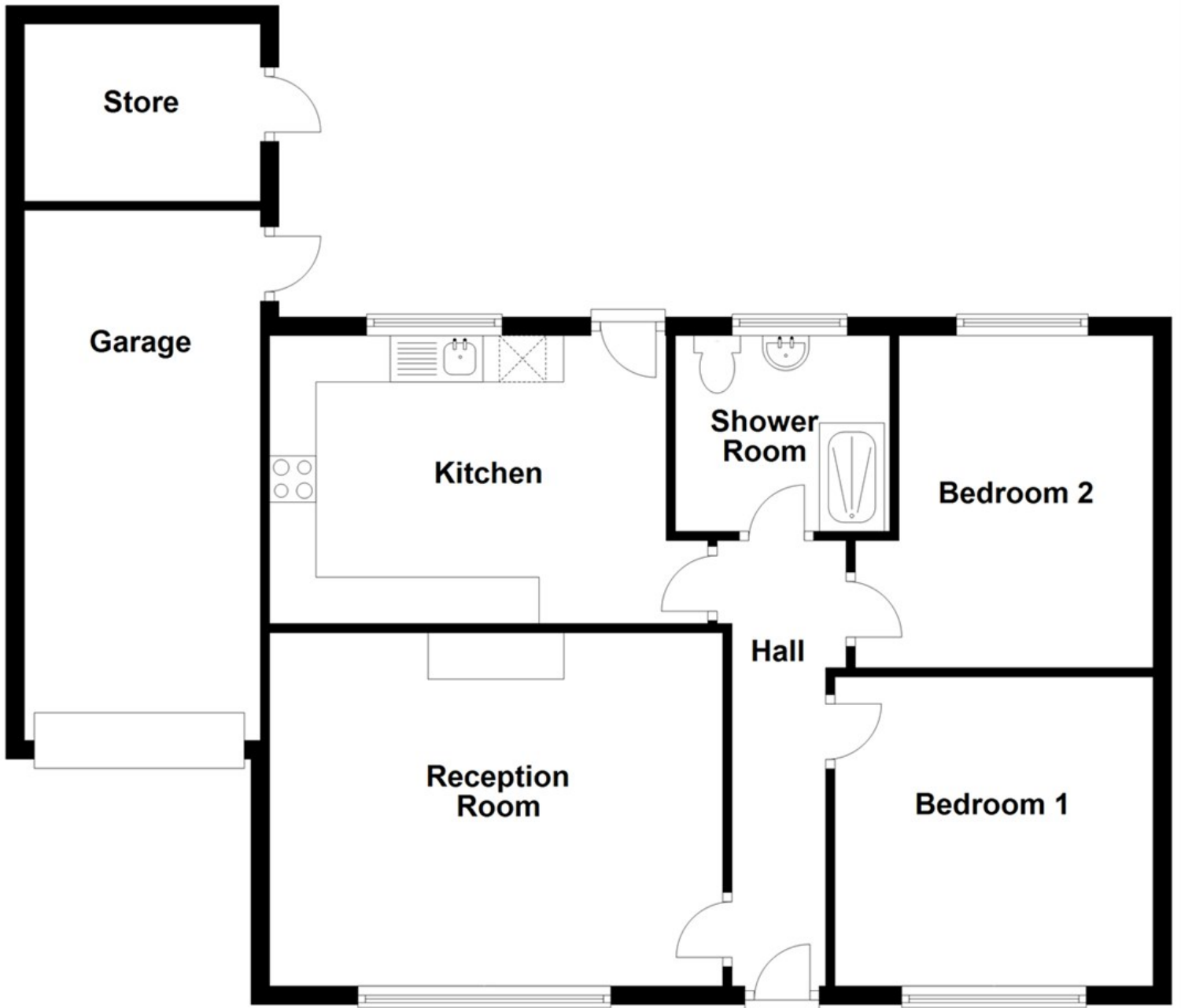
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 Mill Lodge can be found on your left hand side just before the junction with Meakers Way.

