



# CHOICE PROPERTIES

*Estate Agents*

14 Church Lane,  
Huttoft, LN13 9RD

Reduced To £145,000



Choice Properties are delighted to bring to the market this spacious two bedroom semi detached bungalow positioned in a sought after location in the popular village of Huttoft. This fantastic property benefits from generously sized rooms and is additionally offered with no upper chain.

## The well laid out accommodation comprises:

### **Entrance Porch**

5'11" x 6'3"

Front door leading into the entrance porch, featuring double aspect windows and a door to the:

### **Hall**

9'10" x 3'3"

L-shaped hallway with a built in airing cupboard (measuring 1'10" x 2'06") housing the hot water cylinder, loft access and the wall mounted thermostat controls.

### **Kitchen**

11'11" x 8'9"

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 induction hob with a stainless steel extractor hood over, space for a freestanding fridge and freezer, plumbing for a washing machine, integral electric oven, tiled flooring and part tiling to the walls, cupboard housing the wall mounted consumer unit and the kitchen also houses the wall mounted condensing boiler.

### **Reception Room**

15'11" x 12'0"

Light and airy reception room benefiting from double aspect windows including a angled bay window to front aspect and fitted with a log burning stove with a wooden mantle, TV aerial and two wall lights.

### **Bedroom 1**

15'1" x 12'0"

Spacious double bedroom with laminate flooring, a TV aerial and a uPVC door to the garden.

### **Bedroom 2**

8'10" x 9'10"

Double bedroom with double aspect windows and a telephone point.

### **Shower Room**

6'3" x 5'10"

Fitted in a wet room design with an electric 'Mira Sport' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to the walls and an 'Xpeliar' extractor fan.

### **Driveway**

Providing off road parking for numerous vehicles. The driveway also features a car port providing undercover parking.

### **Garage/workshop**

With an up and over door and power and lighting. Due to the car port in place it is not possible to drive a vehicles into the garage.

### **Garden**

To the rear of the property you will find a privately enclosed garden laid with shingle for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features an array of well established shrubbery and a timber shed.

## **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 A.

## **Tenure**

Freehold

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing Arrangements**

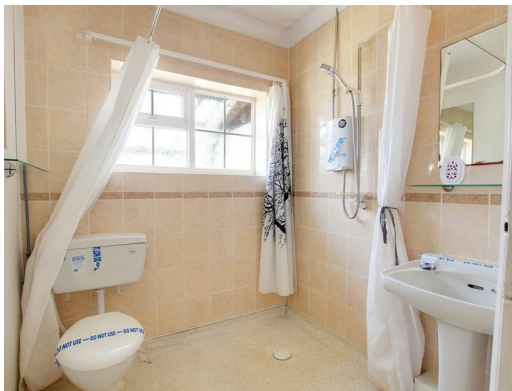
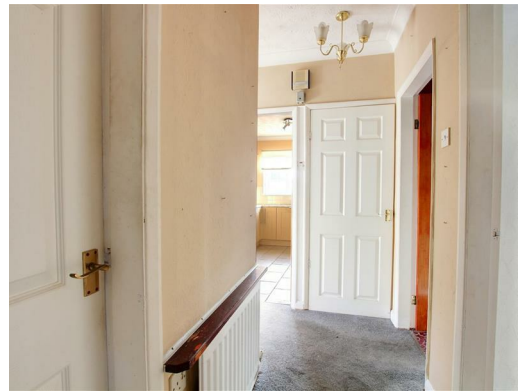
Viewing by Appointment through Choice Properties, 34 High Street, Sutton on Sea, Lincolnshire. Tel 01507 443777

## **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.

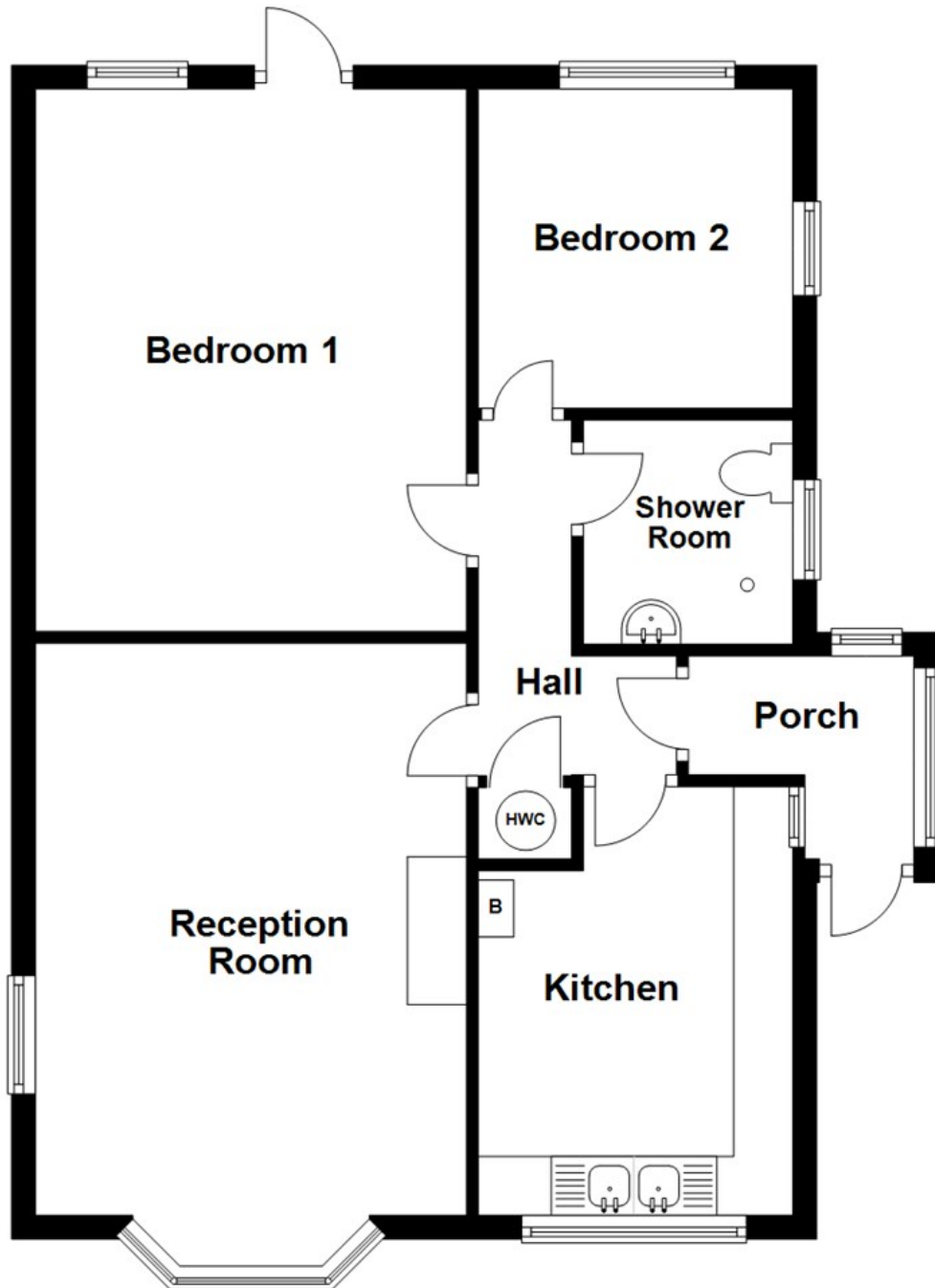
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. Continue along Mumby Road and at the petrol station turn right onto Church Lane, number 14 can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			14
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

