



# CHOICE PROPERTIES

*Estate Agents*

Gadney Cottage Church End,  
North Somercotes, LN11 7PZ

Reduced To £250,000



Choice Properties are delighted to bring to the market this spacious and chain free two bedroom detached bungalow situated in a most sought after position with enviable open views to the front. The property further benefits from a driveway with garage and a generously sized garden. Viewing is recommended.

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

### **Hallway**

15'8" x 3'10"

Loft access - partly boarded with retractable ladder and lighting, thermostat controls.

### **Reception Room**

11'11" x 15'8"

Bay window to front aspect, electric feature fire set into tile and brick surround with wooden mantle, TV Aerial point, telephone point, double opening doors leading into:-

### **Conservatory**

8'6" x 7'3"

Polycarbonate pitched roof, pedestrian door to side aspect into garden.

### **Kitchen**

13'0" x 9'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, integral cooker, four ring electric hob with extractor over, space for fridge/freezer, part tiled walls, dining space.

### **Utility Room**

7'5" x 5'3"

Space for fridge/freezer, wall mounted Worcester combination boiler, wall mounted consumer unit, built in storage unit, plumbing for a washing machine, small loft access, pedestrian door to front aspect.

### **Bedroom 1**

9'10" x 13'8"

Double bedroom, built in double wardrobes, telephone point.

### **Bedroom 2**

8'9" x 11'5"

Double bedroom, built in wardrobes.

### **Shower Room**

6'1" x 6'10"

Wet room with electric shower over, pedestal wash and basin with mixer taps, close coupled wc, tiled walls, extractor fan.

### **Driveway**

Providing off street parking for several vehicles.

### **Garage**

16'03" x 8'10"

With electric roller door, power and lighting.

### **Garden**

The property is fronted by double opening timber gates which provide access onto the driveway and up towards the garage. The garden is spacious and laid to lawn, overlooking open field views to the front and privately enclosed with hedging to the boundaries. There is a large paved patio seating area which is separated from the lawned garden with low timber fencing. A gate provides access so that you can walk around the whole of the gardens.

## **Location**

North Somercotes is a very highly regarded and well serviced village benefitting from shops, pubs, restaurants, doctors, dentists and schools. The thriving market town of Louth can be found approximately 10 miles away and blue flag beaches can be found along the coast in Mablethorpe and Sutton on Sea which is only a short drive from North Somercotes.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **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,

Tedder Hall,

Manby Park,

Louth,

LN11 8UP

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 C

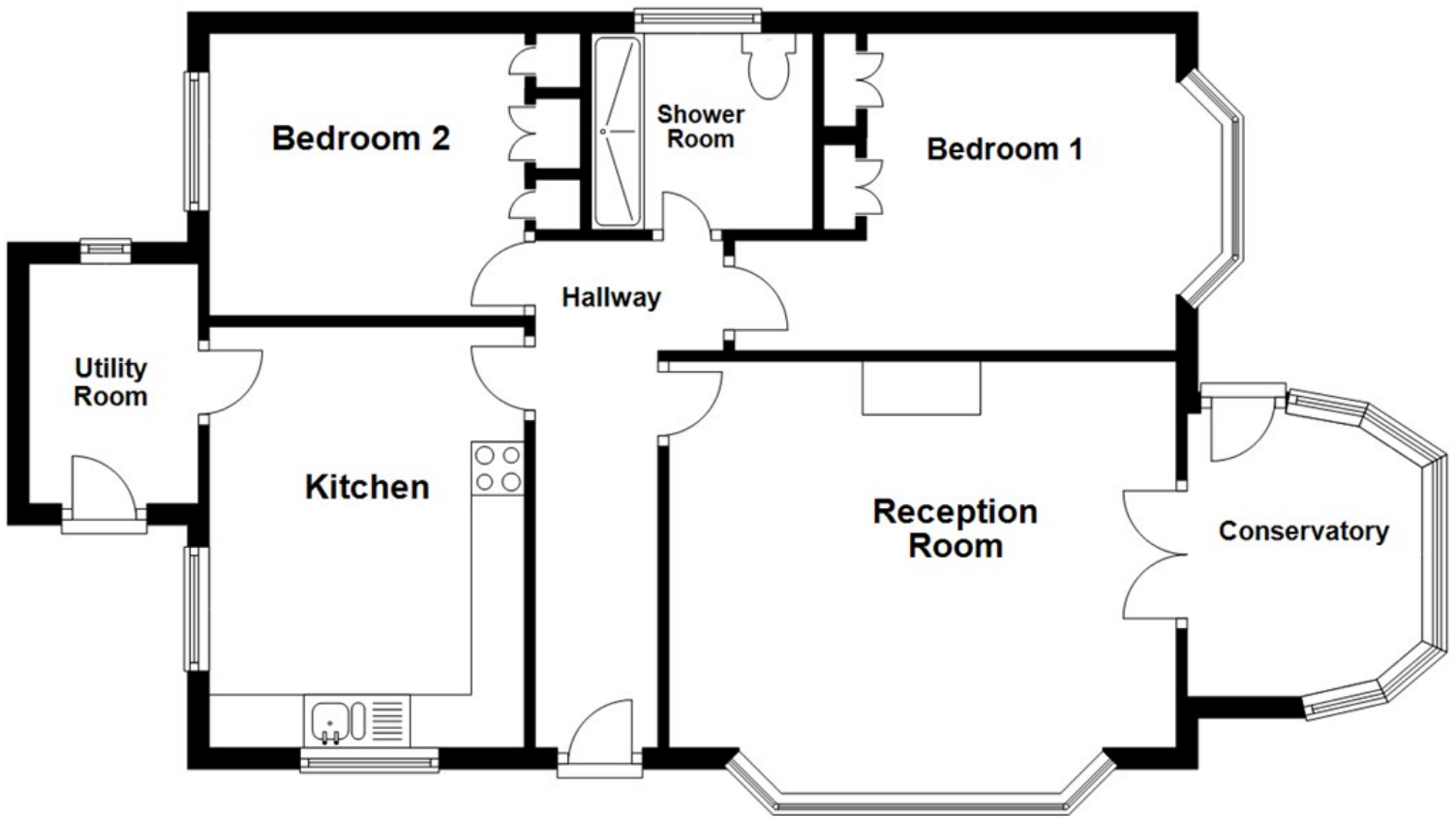
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

As you enter the village of North Somercotes continue on Warren Road past the School, then take your first left onto School Lane. Continue on School Lane then bare right onto Church End. Gadney Cottage can be found on the bend on your right-hand-side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-60) D			53
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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	

