



CHOICE PROPERTIES

Estate Agents

22 Evison Way,

North Somercotes, LN11 7PE

Reduced To £210,000



It is a pleasure for Choice Properties to bring to the market this impressive and stylish three bedroom detached bungalow, situated in the most sought after location, just a short distance from the local amenities. The property further benefits from driveway with garage and a generously sized garden to the rear. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, this immaculate and well presented accommodation comprises:-

Entrance Porch

6'6" x 5'0"

Built in storage cupboard, door to:-

Reception room/Diner

Reception Room

10'7" x 14'10"

Light and airy reception room, dual aspect windows, electric feature fireplace, TV Aerial point, Fischer heater, leading into:-

Dining Room

7'9" x 9'11"

Fischer heater, dining space, door to inner hallway, feature square archway leading into:-

Kitchen

11'11" x 9'11"

Fitted with a modern range of wall and base units with worktops over, one bowl resin sink unit with drainer and stainless steel mixer taps, cooker point, space for undercounter fridge and freezer, plumbing for a washing machine, large grey unit providing ample storage, telephone point, door to side aspect leading into the garden.

Conservatory

8'11" x 10'9"

Polycarbonate roof, French double opening patio doors leading onto the beautiful rear garden.

Inner Hallway

5'5" x 5'7"

Built in storage cupboard housing the hot water cylinder, loft access - insulated with ladder and lighting.

Bedroom 1

12'5" x 9'11"

Spacious double bedroom, Fischer heater.

Bedroom 2

12'5" x 9'11"

Spacious double bedroom, Fischer heater.

Bedroom 3

7'9" x 6'11"

Single room/office, Fischer heater.

Bathroom

6'10" x 5'05"

Fitted with a three piece suite comprising panelled bath with stainless steel mixer taps and dual mains showerhead over, wash hand basin with single taps set into vanity unit, dual flush wc, mermaid board to the splash backs.

Driveway & Carport

Paved driveway providing off road parking for several vehicles.

Garage

10' 3" x 19' 3"

Up and over door, power and lighting, pedestrian door to side aspect.

Garden

To the rear of the property you will find the most spacious and privately enclosed rear garden which is paved and gravelled for ease of maintenance and secured with timber fencing to the boundaries. There is a variety of plants, trees and shrubbery to the borders and in featured planters. A paved patio seating area is located outside the Kitchen, providing the perfect place to soak up the sunshine. There are two timber sheds included in the sales and gates to either side of the bungalow provides access to the front.

Tenure

Freehold.

Council Tax

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. Amount payable in 22/23 is £1,450.68

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.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 860033.

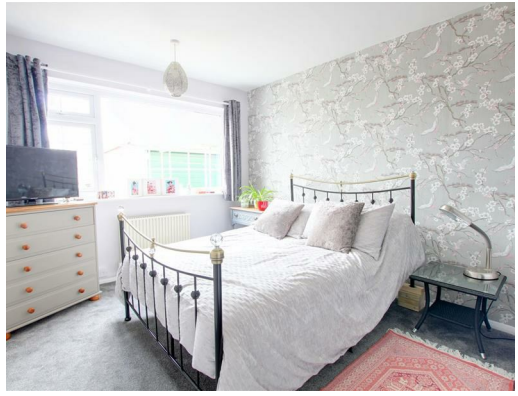
Opening hours

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

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

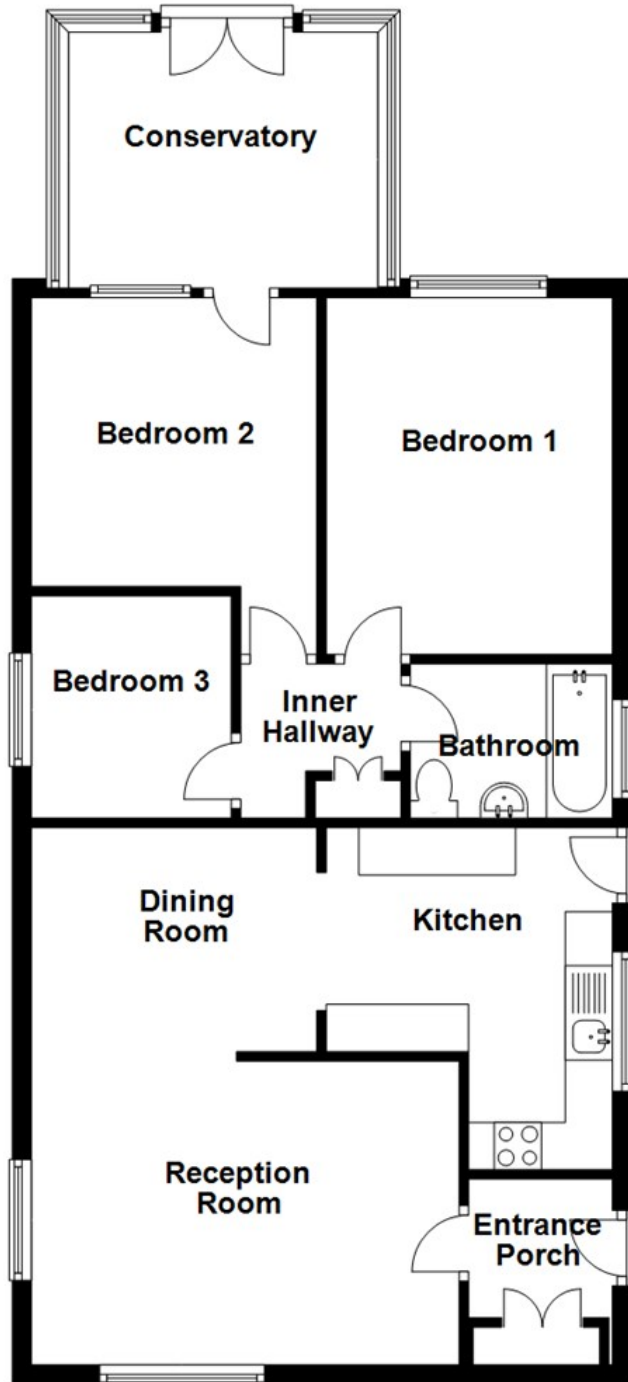
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Ground Floor



Directions

Evison Way can be found off of Cemetery road on your right hand side using the postcode LN11 7PE. No22 is located towards the bottom of the road on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		37
(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		

