



CHOICE PROPERTIES

Estate Agents

Kildary Churchill Road,

North Somercotes, LN11 7QW

Reduced To £265,000



Choice Properties are delighted to bring to the market this exceptional and stylish three bedroom detached bungalow, situated in the most sought after location, just a short distance from the thriving village of North Somercotes. The property further benefits from a privately enclosed garden with impressive Summerhouse and workshop. Viewing is most highly advised. ****OFFERING NO ONWARD CHAIN****

Offering generously proportioned rooms throughout and a flexible layout, the beautifully maintained and abundantly light and bright accommodation benefits from Oil Central Heating and UPVC Double Glazing and comprises:-

Entrance porch

4'07" x 3'11"

Polycarbonate roof, door to:-

Hallway

16'10" x 6'7"

Spacious L-Shaped hallway, inset spot lights to the ceiling, built in storage cupboard housing the hot water cylinder and ample storage, telephone point, loft access - partially boarded with pull down ladder and lighting.

Reception Room

17'10" x 12'11"

Light and airy reception room, TV Aerial point, multi-fuel fire set into featured surround with tiled hearth.

Kitchen

15'7" x 11'6"

Fitted with a stylish and modern range of wall and base units with worktops over, one and half bowl resin sink unit with mixer taps and instant hot water system built into cupboard underneath, integral double cooker, integrated fridge, washing machine and dishwasher, four ring induction hob with featured extractor hood over, plinth lighting, built in larger unit, space for a dining table, door to rear aspect leading into the garden.

Bedroom 1

13'4" x 11'10"

Spacious double bedroom, featured wall to wall built in sliding wardrobes providing ample space.

Bedroom 2

11'7" x 9'11"

Spacious double bedroom.

Bedroom 3

11'7" x 9'9"

Double bedroom.

Bathroom

8'1" x 6'7"

Fitted with a modern four piece suite comprising panelled bath with mixer taps, shower cubicle with mains Waterfall shower over, wash hand basin with mixer tap set into vanity unit, dual flush wc, tiled walls.

Driveway

The property is fronted by large and impressive stainless steel gates which open onto the spacious paved driveway, providing off road parking for ample vehicles, including space for a caravan/motorhome.

Garden

The property stands proudly upon a beautifully maintained paved garden, adorned with a variety of established plants, trees and shrubbery to the borders and privately enclosed with timber fenced boundaries. The rear garden can be accessed via each side of the bungalow. There is a private gravel courtyard located to the side of the bungalow, which is ideal for relaxing and soaking up the sunshine. The garden is East facing and measures approximately 15m x 5.5m.

Garage

17'10" x 8'6"

Electric roller door, power and lighting, Wall mounted Oil Fired Boiler which supplies the central heating system.

Workshop

8'04" x 14'01"

Lending itself to numerous uses this spacious workshop has power and lighting.

Summerhouse

Spacious timber Summerhouse with power and lighting.

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 - C.

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.

Opening hours

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

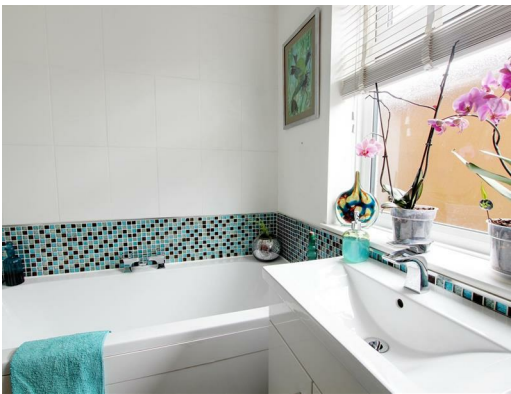
Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 860033.

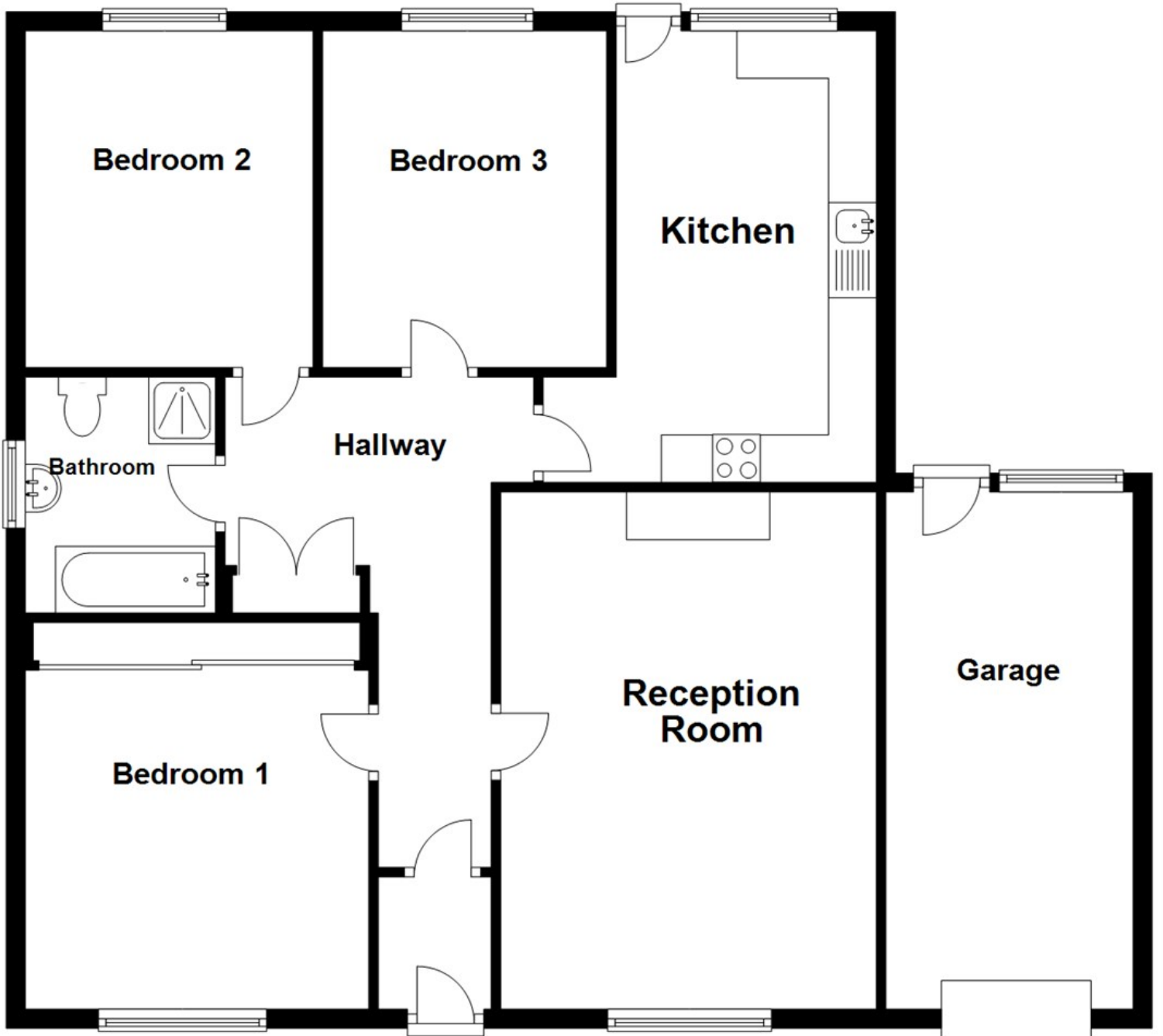
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Ground Floor



Directions

Once you enter the village of North Somercotes, continue onto Keeling Street. Then take your second right onto Churchill road. Kildary can be found a short way down on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-60) D		55	
(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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

