



CHOICE PROPERTIES

Estate Agents

Willow Authorpe Road,
South Reston, LN11 8JJ

Reduced To £275,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented two bedroom detached bungalow, situated in the most sought after position, overlooking stunning open field views to the front aspect. The property further benefits from two reception rooms, driveway with garage and stands proudly upon well tended gardens. Viewing is highly recommended.

Offering character and a flexible layout throughout, this impressive and well presented accommodation comprises:-

Porch

4'7" x 6'6"

Door to:-

Kitchen

8'4" x 11'7"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring electric hob with extractor over, plumbing for a dishwasher and washing machine, space for fridge/freezer, wall mounted consumer unit, partly tiled walls, door to:-

Dining Room

12'01" x 14'9"

Spacious dining room, TV Aerial point, telephone point, feature opening into:-

Reception Room

10'11" x 9'8"

Multi fuel fireplace set into featured surround, TV Aerial point, telephone point, French double opening patio doors to the front and rear aspects.

Lean-to

Spacious lean-to leading into the garage and out onto the garden.

Hallway

14'1" x 4'1"

Loft access - fully boarded with pull down ladder and lighting (potential to convert into a Dormer).

Bedroom 1

10'4" x 12'2"

Spacious double bedroom overlooking open field views to the front.

Bedroom 2

10'1" x 12'2"

Spacious double bedroom overlooking views of the garden.

Shower Room

6'4" x 7'4"

Fitted with a modern three piece suite comprising corner shower with mains shower over, wash hand basin with mixer taps set into vanity unit, close coupled wc, tiled walls and flooring.

Driveway

Paved driveway providing parking for several vehicles.

Garage

16'10" x 14'0"

Up and over door, power and lighting, oil central heating boiler.

Garden

The property stands proudly upon well tended gardens which feature an abundance of colourful plants, trees and shrubbery throughout. There is also several secluded seating areas, ideal for soaking up the sunshine of Alfresco dining. The front garden overlooks the most beautiful open fields views. Gated access to the front provides access to the front entrance door with further double opening wrought iron gates leading onto the driveway. The garden also includes a timber shed and log store.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

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.

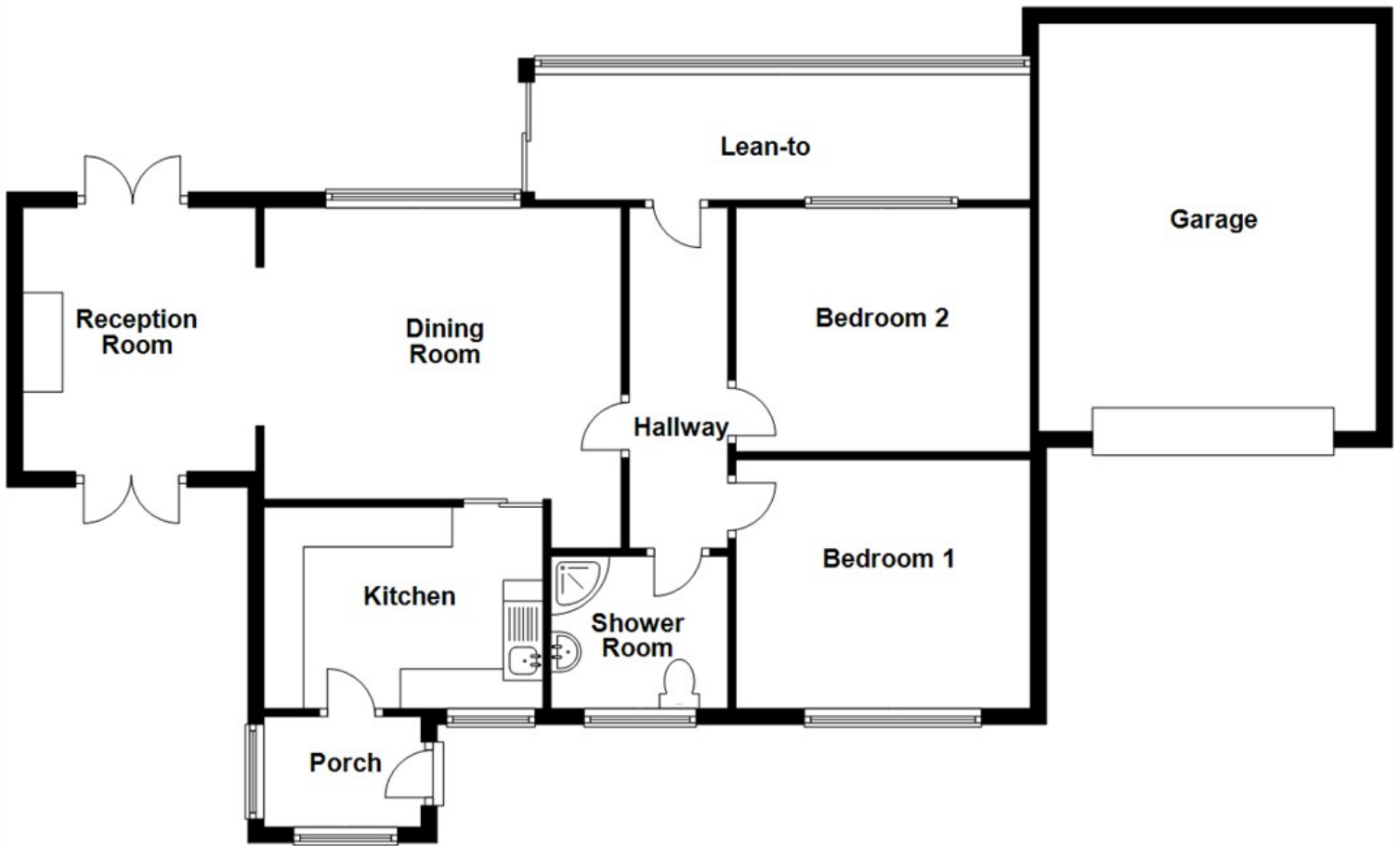
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 the village of South Reston, go past the Wagon and Horses which is located on the left hand side. Continue down the road and as you reach the bend turn right at the junction. Willow can then be found immediately on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

