



CHOICE PROPERTIES

Estate Agents

Millers Wheel Main Road,
Little Carlton, LN11 8HP

Reduced To £275,000



Choice Properties are delighted to bring to market this charming detached bungalow occupying a quiet position in the sought after village of Little Carlton which is only a short distance from the bustling market town of Louth. Offering spacious 3 bedroom accommodation with 2 reception rooms this delightful home features a secluded garden which benefits from many outbuildings and workshops. We Highly Recommend Viewing this gem of a home.

Offering generously proportioned rooms throughout and a flexible layout, the well maintained accommodation has the benefit of Gas Fired Central Heating and 16 Solar Panels with battery storage. Internally the property comprises:-

Porch

3'09" x 3'02"

Tiled flooring, door to:-

Kitchen

13'4" x 10'2" (widest measurements)

Fitted with a range of wall and base units with worktops over, two bowl stainless steel sink unit with stainless steel mixer taps and drainer, integral double cooker, five ring gas hob with featured stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine and dishwasher, inset spot lights to the ceiling, glass featuring opening into:-

Reception Room

9'11" x 10'2"

Log burner set into featured tiled surround, TV Aerial point, telephone point, laminate flooring, open plan into:-

Dining Room

6'7" x 9'08"

Laminate flooring, French double opening patio doors leading into:-

Conservatory

10'2" x 8'5"

Triple aspect windows, polycarbonate pitched roof, tiled flooring, pedestrian door to rear aspect leading into the garden.

Hallway

Light and airy hallway, doors to bedrooms, conservatory and bathroom.

Bedroom 1

11'06" x 14'7" (widest measurements)

Spacious double bedroom, built in wardrobe, carpeted.

Bedroom 2

12'11" x 12'08" (widest measurements)

Spacious double bedroom, carpeted.

Bedroom 3

6'6" x 8'5"

Spacious single bedroom, built in wardrobe, carpeted.

Bathroom

5'4" x 8'5"

Fitted with a three piece suite comprising panelled bath with stainless steel mixer taps and mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls, extractor fan.

Driveway

The property benefits from parking to the front of the property and a shared driveway to the side which gives access to the individually owned driveway at the bottom providing ample parking space and a gate which gives access to the private rear garden.

Garden

The private and good sized garden to the rear provides a lawn and decked area and features a spacious summer house which overlooks the glorious pond. The rear garden also features a large workshop and store.

Workshop

25'00" x 11'11"

Spacious workshop with power and lighting, pedestrian door to rear aspect and further door to rear into:-

Store Room

13'03" x 11'11"

With power and lighting, providing ample space for storage or appliances.

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

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.

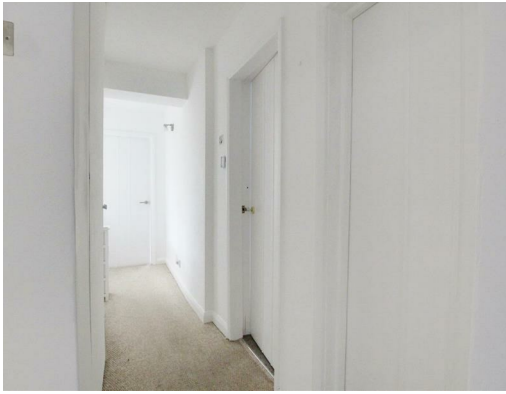
Making an offer

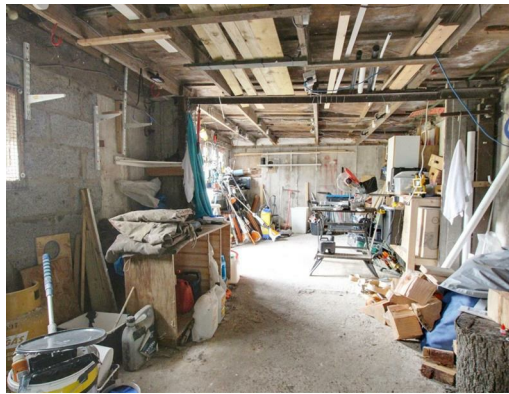
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Continue on this road and once you enter the village of Little Carlton on the main road, Millers Wheel can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(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	

