



# CHOICE PROPERTIES

*Estate Agents*

31 Woolpack Meadows,  
North Somercotes, LN11 7QG

Reduced To £205,000



Choice Properties are delighted to offer for this spacious and well presented three bedroom semi-detached house, located in the most sought after village of North Somercotes, just a short walk from the village centre and local amenities. The property further benefits from attractive enclosed rear garden overlooking beautiful open views with private driveway and garage. Early viewing is highly recommended to appreciate this lovely family home.

Offering generously proportioned rooms throughout, the abundantly light and beautifully maintained accommodation comprises:-

### **Hallway**

10'10" x 7'7"

Spacious entrance hall, staircase to the first floor, built in storage cupboard, tiled flooring.

### **Reception Room**

14'4" x 11'10"

Light and airy reception room with featured box window to the front aspect, TV Aerial point, telephone point.

### **Kitchen/Dining Room**

11'2" x 19'9"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and stainless steel mixer taps, integrated cooker with stainless steel extractor hood over, integrated fridge/freezer, plumbing for a washing machine and dishwasher, central heating boiler, partly tiled walls, ample space for a dining table, French double opening doors to the rear aspect leading onto the rear garden and overlooking beautiful open views.

### **Landing**

14'2" x 7'0"

Built in storage cupboard, doors to bedrooms and shower room.

### **Bedroom 1**

12'11" x 12'5"

Remarkably spacious double bedroom with window to the rear overlooking beautiful open views.

### **Bedroom 2**

11'10" x 10'0"

Spacious double bedroom with window to the front aspect.

### **Bedroom 3**

4'3" x 9'5"

Ideal single bedroom/office space with window to the front aspect.

### **Shower Room**

6'0" x 9'5"

Fitted with a modern three piece suite comprising large walk in shower with main Waterfall shower over, wash hand basin set into vanity unit with stainless steel mixer taps, dual flush w.c., featured mermaid board to the splash backs.

### **WC**

3'2" x 7'7"

Fitted with a modern two piece suite comprising corner wash hand basin with mixer taps and w.c.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

18'07" x 9'04"

With up and over door, power and lighting, pedestrian door to the side aspect.

## **Garden**

To the rear of the property you will find an attractive and privately enclosed garden with timber fencing to the rear, overlooking beautiful open views to the rear. The garden paved and gravelled for ease of maintenance. A timber gate to the side of the property provides access to the front.

## **Tenure**

Freehold

## **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.

## **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](http://www.e-lindsey.gov.uk)

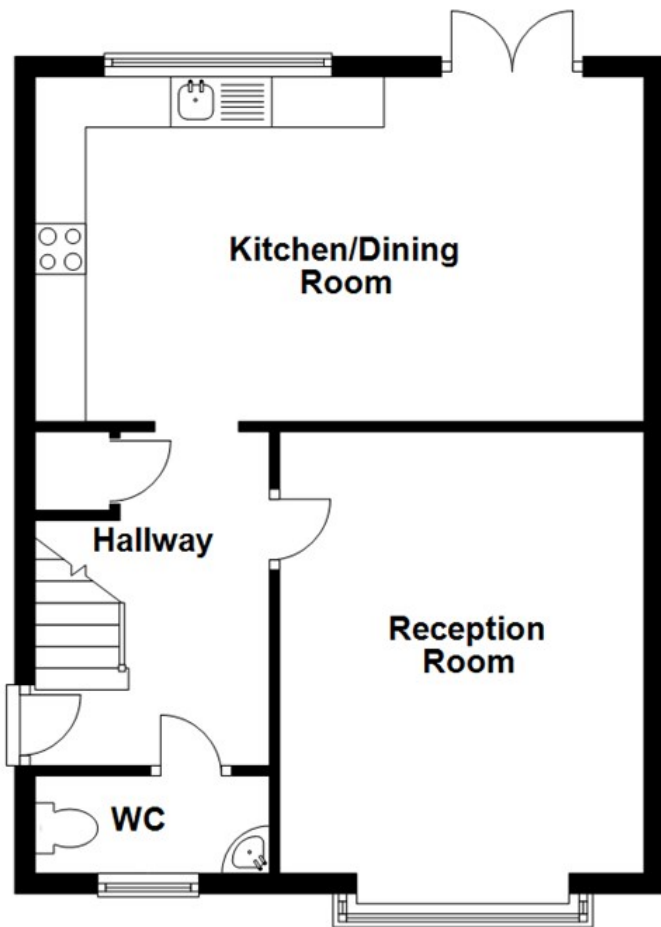
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.



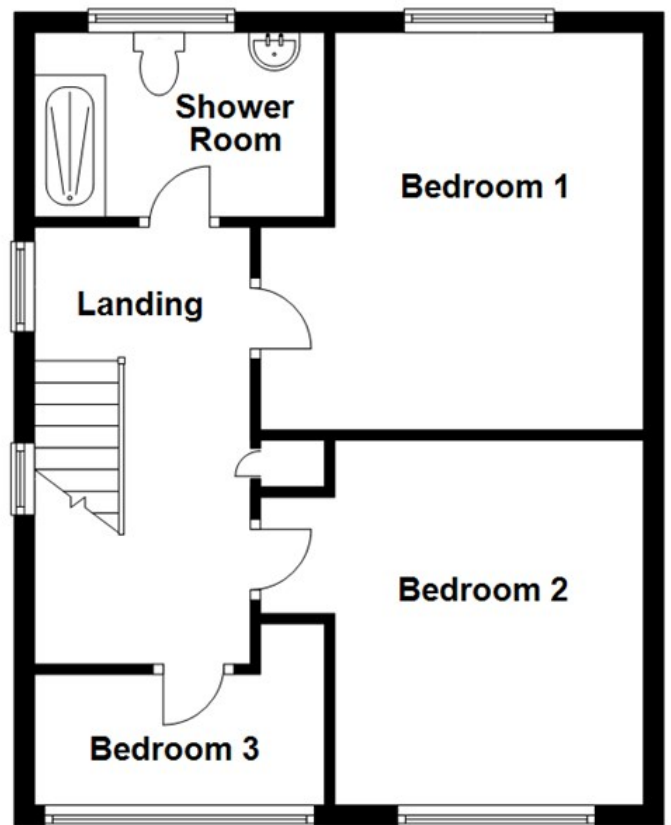
### Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Total area: approx. 93.7 sq. metres (1009.1 sq. feet)

# Directions

Using your SatNav please enter the postcode LN11 7QG. When you enter Woolpack Meadows continue down the road then turn right. Then take a left and continue to the very bottom and number 31 can be found on the corner on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

