



CHOICE PROPERTIES

Estate Agents

1 David Place,
New Waltham, DN36 4NT

Price £230,000



Choice Properties are delighted to bring to the market this superb and spacious 4/5 bedroom bungalow, situated in the most sought after village of New Waltham. The property further benefits from spacious kitchen/diner, double driveway with garage, and has an attractive and generously sized garden to rear. Viewing is most highly advised to appreciate this beautiful family home.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and well maintained accommodation comprises:-

Hallway

Staircase to the first floor, L-Shaped, wall mounted thermostat controls, under stairs storage space and smart meter.

Kitchen/Dining room

18'4" x 11'4"

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 with four ring induction hob and featured stainless steel extractor fan over, integrated fridge and dishwasher, space for freestanding fridge/freezer, plumbing for a washing machine, triple aspect windows, wall mounted 'Vaillant' combination boiler, partly tiled walls, ample space for a dining table, pedestrian door to the side aspect leading into the rear garden.

Reception Room

16'10" x 11'5"

Bay window to front aspect, gas fire set into featured surround with wooden mantle, TV Aerial point, telephone point.

Snug/Bedroom 5

7'1" x 11'4"

TV Aerial point, telephone point.

Landing

With loft access.

Bedroom 1

13'5" x 11'5"

Remarkably spacious double bedroom with built in wardrobes.

Bedroom 2

11'5" x 11'5"

Spacious double bedroom with built in wardrobes.

Bedroom 3

10'3" x 11'4"

Double bedroom with built in wardrobes.

Bedroom 4

9'03" x 7'07"

Spacious single bedroom with built in storage.

Shower Room

6'1" x 7'5"

Fitted with a modern three piece suite comprising large shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, low level w.c., chrome heated towel rail, part tailed/ part mermaid board to the splash backs.

Shower Room

7'00" x 4'00"

Fitted with a three piece suite comprising large shower cubicle with electric shower over, wash hand basin with stainless steel mixer taps, w.c., tiled walls.

Driveway

Two paved driveways providing off road parking for multiple vehicles including a caravan/motorhome.

Garage

20'00" x 10'00"

With up and over door.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing and bricked walls to the boundaries. There is a spacious paved patio seating area with paved footpath leading up towards the second driveway and garage. There is also a well maintained lawned section with gravelled borders which feature a selection of plants and trees.

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 B.

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

By appointment through Choice Properties on 01507 472016.

Opening hours

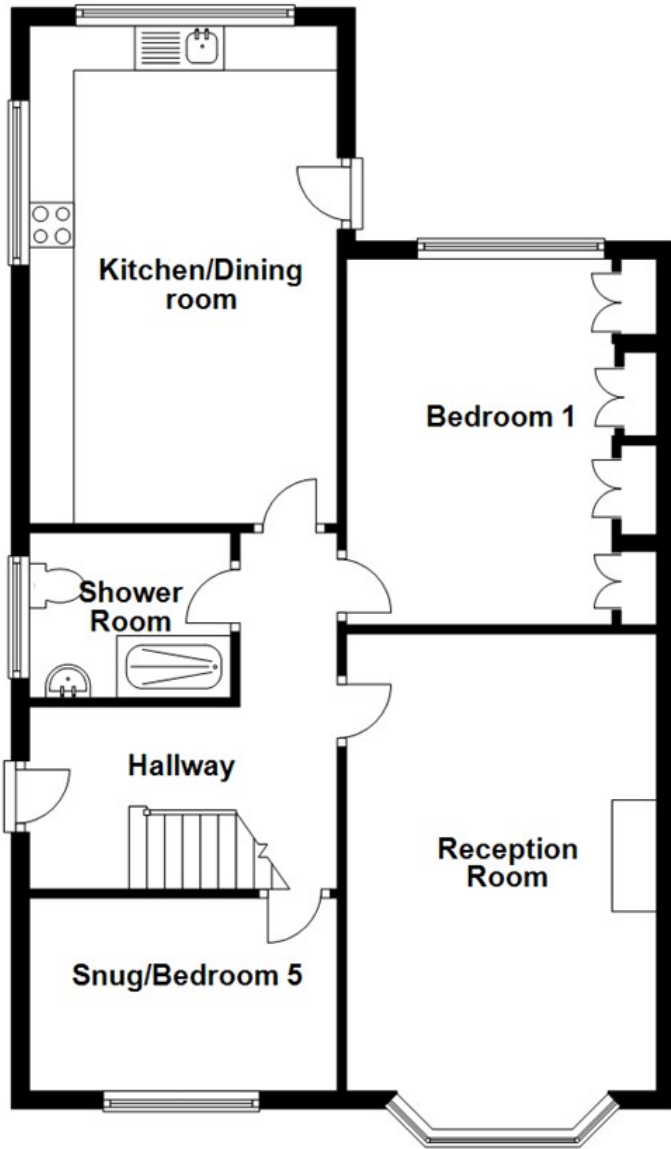
Monday to Friday 9.00 a.m to 5.00 p.m.

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

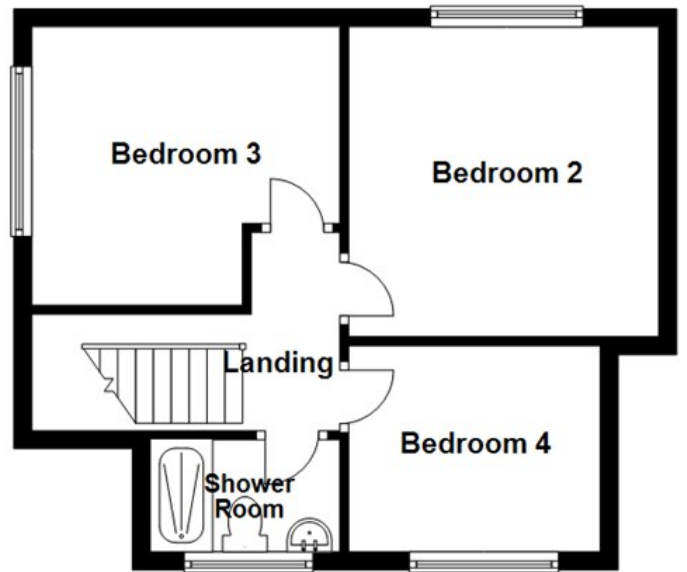
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Ground Floor



First Floor



Directions

Please use postcode 'DN36 4NT' to find the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			45
(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	

