



CHOICE PROPERTIES

Estate Agents

Grainstore Cottage Main Road,
Belchford, LN9 6LJ

Price £165,000



Situated in an idyllic position in the small village of Belchford in the Lincolnshire Wolds (an area of outstanding natural beauty) Choice Properties are delighted to present to you 'Grainstore Cottage', this charming one bedroom home has been re-furbished to the highest of standards and features a small courtyard garden and parking space. With No Onward Chain we highly recommend viewing this unique home.

With the benefit of UPVC Double Glazing and Electric radiators the well laid out internal accommodation consists of:-

Open Porch

Lounge/Diner

19'7" x 9'3"

Front Access Door. Electric radiator. Power points. Staircase to Landing. Open plan to the kitchen.

Kitchen

8'7" x 9'4"

With modern fitted grey kitchen with marble effect work surfaces over. AEG Fitted Oven and Induction Hob with extractor hood over. Plumbing for automatic washing machine. Stainless steel sink unit and drainer. Space for fridge. Electric radiator. Original beams to ceiling.

Rear Lobby

3'10" x 4'7"

With rear access door.

Ground Floor Cloakroom

3'10" x 4'5"

With wash hand basin set in vanity unit with marble effect splashback. Push button flush w.c. Heated towel radiator.

Landing

4'11" x 2'10"

Shower Room

4'9" x 9'4"

With Shower cubicle, push button flush w.c. and wash hand basin. Airing cupboard housing hot water tank. Heated towel radiator.

Bedroom 1

11'7" x 9'4"

Electric radiator. Original beams to ceiling.

Courtyard Garden

To the rear of the property is a sunny courtyard garden with driveway to the side.

Driveway

Providing parking for one vehicle.

Tenure

Freehold

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG

Tel 01507 860033

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

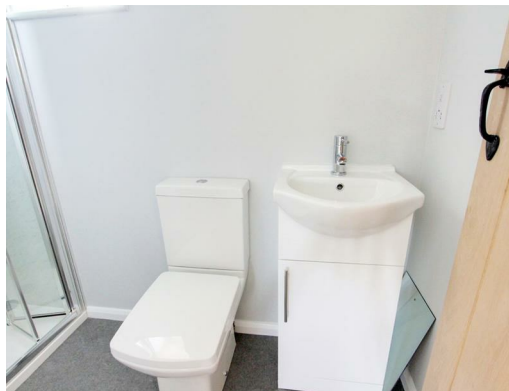
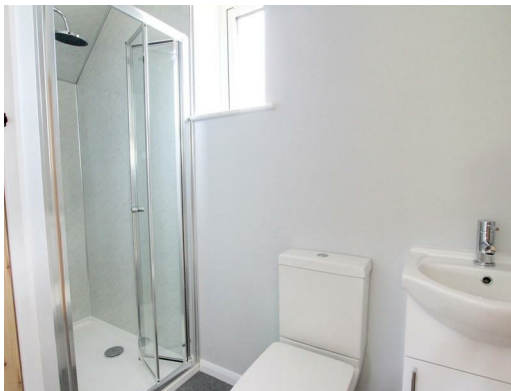
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

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.

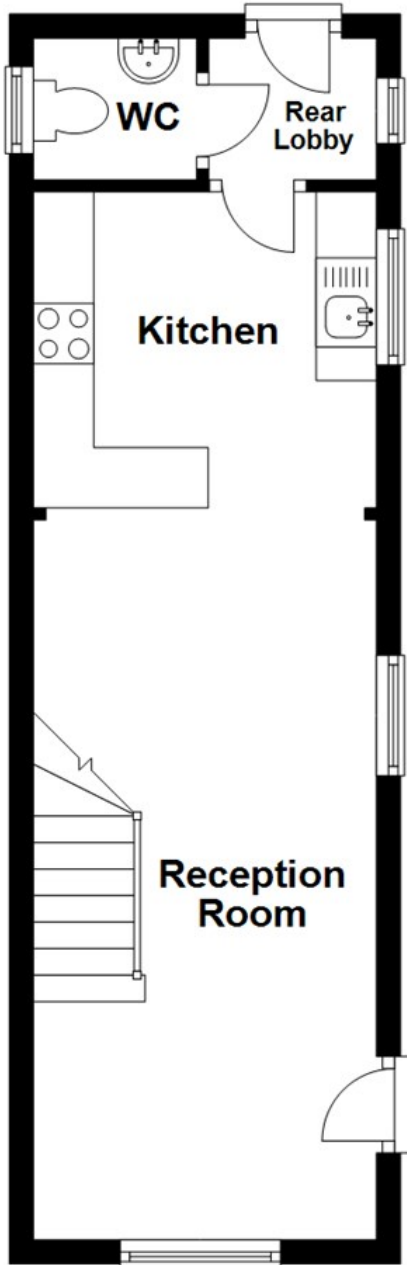
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





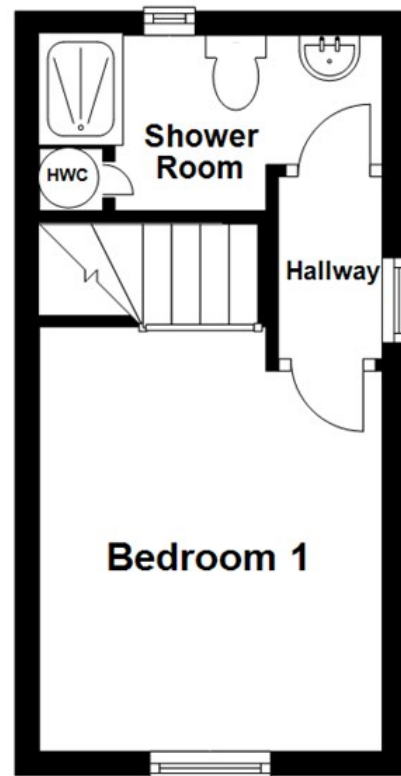
Ground Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



First Floor

Approx. 16.4 sq. metres (177.0 sq. feet)



Total area: approx. 44.8 sq. metres (482.1 sq. feet)

Directions

Use the postcode LN9 6LJ for directions to the property.

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 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	

