



# CHOICE PROPERTIES

*Estate Agents*

Coast Cottage ,  
Donna Nook, LN11 7PA

Price £300,000



**\*\*CHAIN FREE\*\*** Choice Properties are delighted to offer for sale this expansive and characterful three bedroom detached house, situated in the most sought after location, just a stones throw away from Donna Nook's beautiful beach, which is also a renowned location for viewing the seals. The property further benefits from 16 solar panels, owned outright, which generate an income of approximately £800 per year as well as free electricity. This fantastic property also boasts several reception rooms and stands proudly within extensive grounds of approximately one third of an acre. Early viewing is advised.

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

### **Entrance porch**

Ideal cloakroom, door to:-

### **Kitchen**

16'4" x 6'10"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, four ring electric hob with stainless steel extractor hood over, integral cooker, space for freestanding fridge/freezer, plumbing for a dishwasher, built in storage units, door to:-

### **Utility Room**

7'3" x 5'8"

Plumbing for a washing machine, space for a tumble dryer, extra appliance space, pantry storage space, hot water cylinder with programming controls.

### **Dining Room**

12'2" x 10'1"

Overlooking views of the garden, ample space for a dining table.

### **Breakfast Room**

10'5" x 8'11"

Overlooking stunning views of the garden, sliding patio doors to the front aspect.

### **Porch**

Door to:-

### **Lobby**

Staircase to the first floor.

### **Reception Room**

11'1" x 17'3"

Dual aspect windows with views of the garden, feature fireplace, door to:-

### **Sitting Room**

10'3" x 11'9"

With sliding patios doors leading to:-

### **Conservatory**

22'9" x 19'2"

Windows to all aspect overlooking views of the garden, sliding patio doors to the rear aspect.

### **Landing**

6'1" x 18'1"

Built in storage cupboard, loft access (boarded with retractable ladder and lighting).

### **Bedroom 1**

11'3" x 13'9"

Spacious double bedroom overlooking views to the rear.

### **Bedroom 2**

12'6" x 10'2"

Spacious double bedroom overlooking views to the front.

### **Bedroom 3**

8'11" x 7'7"

Spacious double bedroom overlooking views to the front.

### **Bathroom**

7'6" x 6'2"

Fitted with a three piece suite comprising panelled bath with mixer tap and electric shower over, dual flush w.c., pedestal wash hand basin with mixer tap.

## **WC**

5'8" x 2'6"

Fitted with a two piece suite comprising wash hand basin with mixer tap set into vanity unit, low level w.c., tiled walls.

## **Driveway with Carport**

### **Detached Garage**

16'03" x 10'05"

Up and over door, power and lighting, pedestrian door to the front aspect.

## **Garden**

The property stands proudly within extensive grounds of approximately one third of an acre. The gardens are mainly laid to lawn and feature an abundance of established plants, trees and shrubbery throughout. The stables and detached garage can be accessed via the bottom of the garden. There are wonderful open views to both the front and the rear aspects. The air source heat pump is located on the exterior of the kitchen wall.

## **Additional information**

There are 16 solar panels which are owned outright and the seller informs us generate roughly £800.00 per annum plus free electricity.

## **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](http://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.

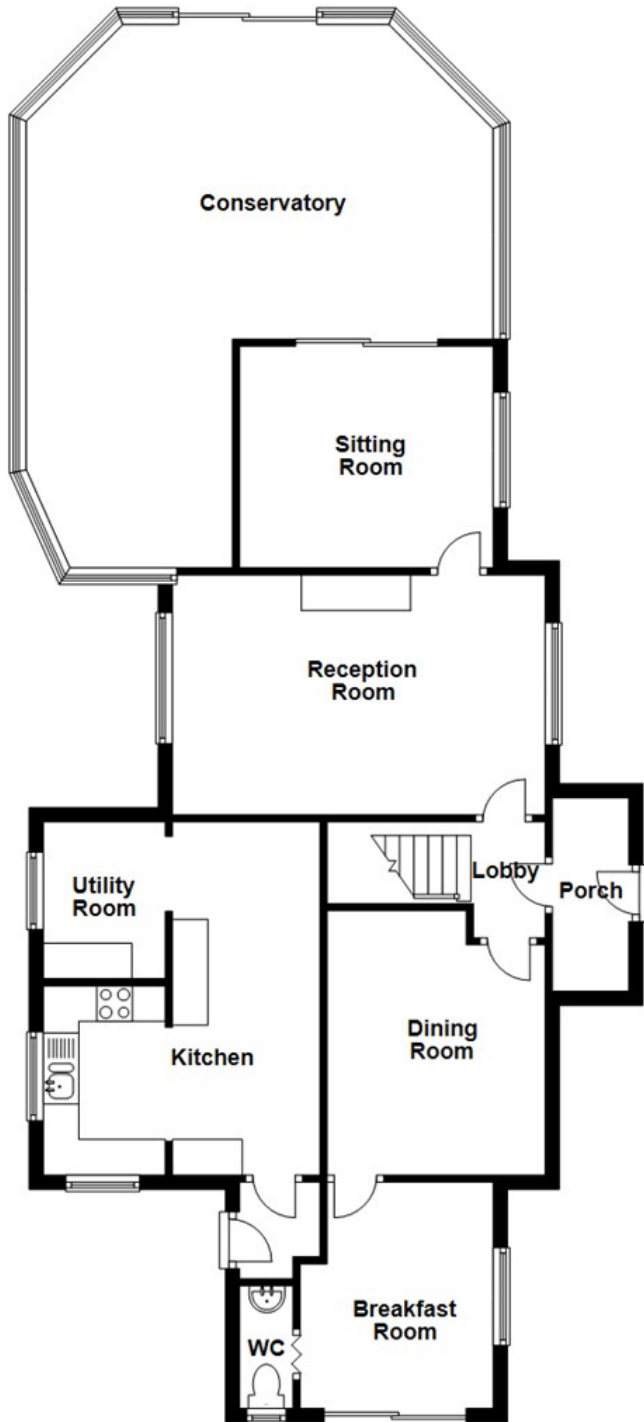
## **Viewing arrangements**

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.

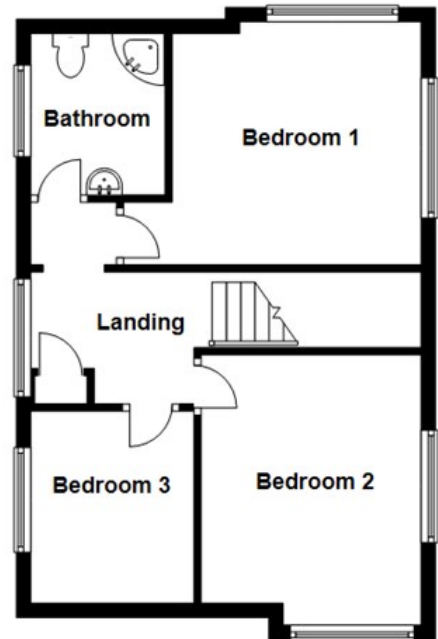
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



**First Floor**



# Directions

Use postcode 'LN11 7PA' and it will bring you straight to the property. Once you turn down Coast Road the property is at the bottom directly in front of you.

