



CHOICE PROPERTIES

Estate Agents

Rockley Conisholme Road,
Louth, LN11 7PS

£375,000



Situated in the heart of the picturesque North Somercotes village, this bungalow offers a high specification finish throughout and offers no upper chain. The property sits on a generous plot, providing ample outdoor space for relaxation and entertainment. One of the standout features of this home is the three ensuite bathrooms, offering convenience and luxury for all residents. Additionally, the large driveway ensures that parking will never be an issue for you or your guests. Don't miss the opportunity to own this stunning bungalow in a popular village location. Contact Choice Properties today to arrange a viewing and experience the charm and comfort this bungalow has to offer.

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

Hallway

22'0" x 3'6"

Abundantly light hallway, built in storage cupboard, loft access - partly boarded with retractable ladder and lighting.

Entrance lobby

3'8" x 9'6"

Tiled flooring, wall mounted alarm system, featured fitted cloak unit, door to:-

Breakfast Kitchen

12'6" x 9'6"

Fitted with the most stylish range of wall and base units with worksurfaces over, one bowl resin sink unit with drainer and stainless steel mixer tap, integrated Neff cooker with integrated combi-Microwave over, four ring electric hob with featured extendable stainless steel extractor hood over, integrated dishwasher, spacious fridge/freezer, water filter system, central utensil trolley, inset spot lighting to the ceiling, breakfast bar, partly tiled walls.

Utility Room

4'5" x 5'11"

One bowl resin sink unit with stainless steel mixer taps, plumbing for a washing machine, tiled splash backs.

Reception Room

11'8" x 11'9"

Bow window to the front aspect providing abundant lighting throughout, multi-fuel fire set into beautiful featured surround, TV Aerial point, telephone point, opening into:-

Dining Room

11'2" x 11'9"

With dual aspect windows, ample dining table space.

Sitting Room

11'9" x 12'2"

With French double opening patio doors leading onto the attractive gardens, TV Aerial point.

Bedroom 1

9'8" x 12'3"

Remarkably spacious master bedroom, featured built in sliding wardrobes with glass panelling to the frontage, TV Aerial point, built in storage cupboard, door to:-

En-suite Shower Room

7'8" x 6'5"

Fitted with a spacious three piece suite comprising large shower cubicle with mains shower over, wash hand basin and w.c. set into featured vanity unit, extractor fan, inset spot lights to the ceiling, tiled walls.

Bedroom 2

9'11" x 11'9"

Spacious double bedroom, built in sliding wardrobes, TV Aerial point, door to:-

En-suite Shower Room

2'9" x 7'6"

Fitted with a modern three piece suite comprising shower cubicle with main shower over, wash hand basin and w.c. set into vanity unit, inset spot lights to the ceiling, tiled splash backs.

Bedroom 3

9'8" x 8'5"

Double bedroom, TV Aerial point, door to:-

En-suite Shower Room

5'1" x 6'1"

Fitted with a modern three piece suite comprising corner shower cubicle with mains shower over, wash hand basin set into vanity unit, dual flush w.c., tiled splash backs.

Bathroom

7'9" x 7'11"

Spacious family bathroom fitted with a modern three piece suite comprising panelled bath with mixer tap, wash hand basin and w.c. set into featured vanity unit, chrome heated towel rail, built in airing cupboard.

Driveway

Spacious driveway fronted by double opening gates opening onto the paved and gravelled driveway, providing ample parking for vehicles including a caravan/motorhome.

Deatched Garage

23'8" x 16'0"

With up and over door, power and lighting, dual aspect windows. one bowl resin sink unit with drainer and stainless steel mixer tap, pedestrian door to the side aspect.

Garden

The property stands proudly within generous and beautifully maintained gardens which feature and abundance of colourful and well established plants, trees and shrubbery throughout. There are several paved patio seating areas located outside the sitting room which are ideal for soaking up the sunshine or outdoor dining/entertainment. A vegetable patch and Greenhouse are located to the rear of the detached garage. A further lawned garden can be accessed via a timber gate which overlook open views. Gates to the side of the bungalow provide access to the front garden. There is a spacious store measuring 40' x 8" and two garden sheds.

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.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

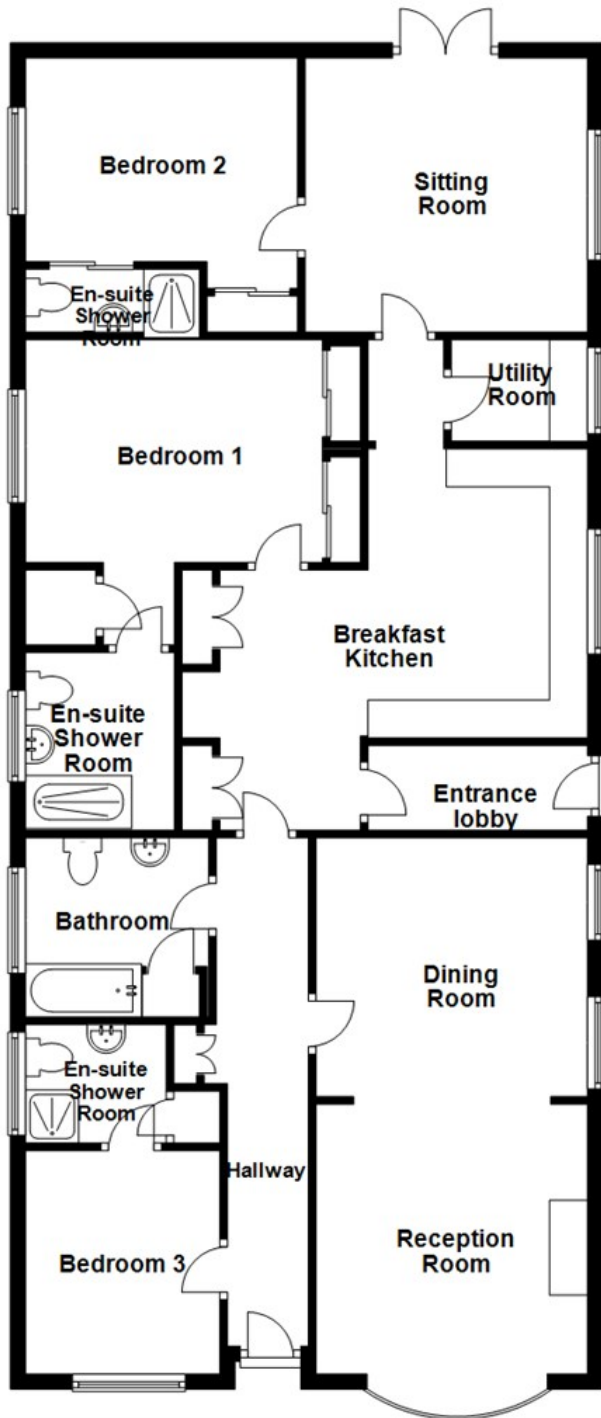
Viewing arrangements

By appointment through Choice Properties on 01507 860033.

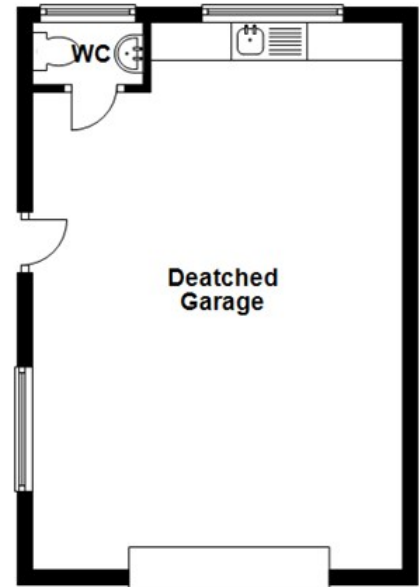
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



Outbuilding



Directions

Use postcode LN11 7PS for directions to this property and you will find Rockley located on your left hand side, coming via Louth.

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	

