



# CHOICE PROPERTIES

*Estate Agents*

Beachcombers Huttoft Bank, Huttoft,  
Alford, LN13 9RT **Price £445,000**



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive detached property, occupying a desirable location just moments away from the golden sandy beaches at Huttoft Bank. Internally, boasting three large double bedrooms (all with en-suite shower rooms), ample living space and a high quality finish throughout, the property further benefits from well kept wrap around gardens, ample parking and a large double garage. Early viewing is certainly advised to appreciate this stunning home!

Benefitting from oil fired central heating and uPVC double glazing throughout, this impressive accommodation comprises:

### **Entrance Hall**

Composite front entrance door. Radiator. Staircase to the first floor landing. Thermostat controls. Cupboard housing the hot water cylinder. Doors to:

### **Reception Room**

16'0" x 15'2"

Light and airy reception room with dual aspect windows including an angled bay window to the front. Two radiators. TV aerial point.

### **Kitchen/Diner**

19'3" x 15'2"

Stylish fitted kitchen with a range of wall and base units with work surfaces over, inset 1.5 bowl sink unit and drainer with mixer tap, integrated oven and four ring electric hob with extractor over, integrated dishwasher, cupboard housing the oil fired boiler. Part tiled walls. Spot lighting. Under counter lighting. Living/dining space with double opening patio doors to the garden. Two radiators.

### **Utility**

6'8" x 6'2"

Fitted with base units with work surfaces over, resin sink unit and drainer with mixer tap, space and plumbing for washing machine. Space for freestanding fridge/freezer. Part tiled walls. Wall mounted electric consumer unit.

### **Dining Room**

12'1" x 12'9"

Ample space for dining table and chairs. TV aerial point. Telephone point. Radiator. Double opening doors leading to:

### **Conservatory**

14'0" x 12'3"

With pitched roof, radiator and double opening patio doors to the garden.

### **Bedroom 1**

12'11" x 13'1"

Spacious double bedroom. TV aerial point. Radiator. Door to:

### **En-Suite**

5'5" x 5'2"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, wash hand basin with mixer tap and dual flush wc. Tiled walls and flooring. Heated towel rail.

### **Bathroom**

6'9" x 7'8"

Fitted with white three piece suite comprising panelled bath tub with mixer tap over, wash hand basin and dual flush wc. Tiled walls and flooring. Heated towel rail.

### **First Floor Landing**

### **Bedroom 2**

17'3" x 15'3"

Spacious double bedroom. Ample space for wardrobes. Radiator. Door to:

### **En-Suite**

5'0" x 5'2"

Fitted with three piece suite comprising shower enclosure with electric shower over, wash hand basin and dual flush wc. Tiled walls and flooring. Heated towel rail.

### **Bedroom 3**

15'0" x 15'6"

Spacious double bedroom with built in wardrobes. Loft access. Radiator. Door to:

### **En-Suite**

5'1" x 5'1"

Fitted with three piece suite comprising shower enclosure with electric shower over, wash hand basin and dual flush wc. Tiled walls and flooring. Heated towel rail.

### **Driveway**

A gravelled horseshoe driveway provides ample parking for several vehicles including a caravan or motorhome.

### **Garage**

A large brick built double garage with electric up and over door, power and lighting.

### **Gardens**

The property further benefits from well kept wrap around gardens which are mainly laid to lawn with a number of mature trees, shrubs and bushes. Additionally, this impressive garden offers secluded seating areas, an attractive pond which is overlooked by a timber summerhouse and open countryside views to the rear.

### **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 E.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 443777.

### **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

### **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.



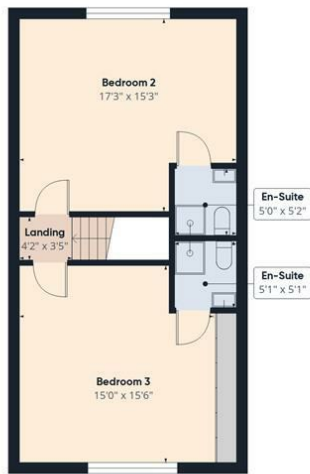








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1944 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our office turn left at the roundabout in the direction of Skegness. After you have passed through Sutton on Sea and into Sandilands, turn left onto Sea Lane heading towards the old Golf Course. Follow Huttoft Bank until you reach the sign directing you to Huttoft Car Terrace. The property can now be found on your right hand side, a short distance along past the junction with Sea Lane.

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		72	75
		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	

