CHOICE PROPERTIES
ESTATE AGENTS

The Elm, 25 Church Lane, Huttoft, LN13 9RD

Price £235,000



Choice Properties are delighted to offer for sale, this superb and beautifully presented, three bedroom detached bungalow. The bungalow is located in a sought after position sitting on the edge of the countryside with far reaching views over open farmland.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

The Property Ombudsman
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Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

The property has the added advantage of LPG central heating and UPVC double glazed windows and doors as well as UPVC soffits and fascia boards. It is situated close to the popular Huttoft Primary School and close to the local filling station which also has a general store. The spacious and well presented internal accommodation consists of:-

Front UPVC Entrance Door to:

Porch
5'1" x 3'11"
Tiled floor. UPVC door to:

Hallway
30'1" x 4'6"
Most spacious hallway. Radiator. Single power point. 2 Built in storage cupboards. Programmer and room thermostat controls for the central heating system. Doors to:

Lounge
16'3" x 11'11"
Bow window to front elevation. Feature fireplace with electric fire. Radiator. Single & 2 double power points. Telephone point. Centre lighting with dimmer switch.

Kitchen/Diner
26'10" x 10'
Large Kitchen/Diner consisting of fitted wall and base units with work surfaces over. One-and-half bowl stainless steel sink unit and drainer with mixer tap. Feature brick built fireplace with space and power for electric cooker. The floor in the kitchen area is tiled along with part tiled walls. Plumbing for automatic washing machine. Fluorescent lighting along with centre lighting in the dining area. 4 Double power points. Radiator. Electric trip box. Pantry measuring 4'8" x 2'8" (approx.) with single power point and fitted shelving. Single door and sliding patio doors opening in to:

Conservatory
17'8" x 7'4"
2 Double power points. Single and double opening 'French' doors opening on to the patio and rear garden.

Bedroom 1
13'4" x 11'11"
Radiator. 2 Single power points.

Bedroom 2
10'7" x 9'8"
Radiator. 2 Single power points.

Bedroom 3
9'7" x 7'10"
Radiator. 2 Single power points.

Bathroom
7'10" x 7'1"
Consisting of panelled bath with mixer shower taps, pedestal wash hand basin, low level flush w.c. and shower cubicle with 'Triton Cara' electric shower. Fully tiled walls. Tiled floor. Radiator.

Outside
The property is approached via a good sized block paved driveway. To the front of the property is an immaculately maintained lawned garden edged with well established plant and shrub borders. At the end of the driveway a single timber pedestrian gate opens on to the rear garden. This beautiful garden, with its fantastic open views, is once again laid to lawn and set with well stocked plant and shrub borders. The garden leads on to a paved patio area that in turn leads to the conservatory. The garden extends to the side of the property where there is a further gated and enclosed area. Cold water tap. External lighting.

Driveway
Spacious block paved driveway providing ample parking for a number of vehicles and giving access to the garage.

Garage
19' x 8'3"
With up and over door. Side access door. Power & lighting. Attached store to the side.

Tenure
Freehold

Council Tax
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - C

Opening Hours
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 443777.

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.

Website
All details also available on our website www.choiceproperties.co.uk

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.

























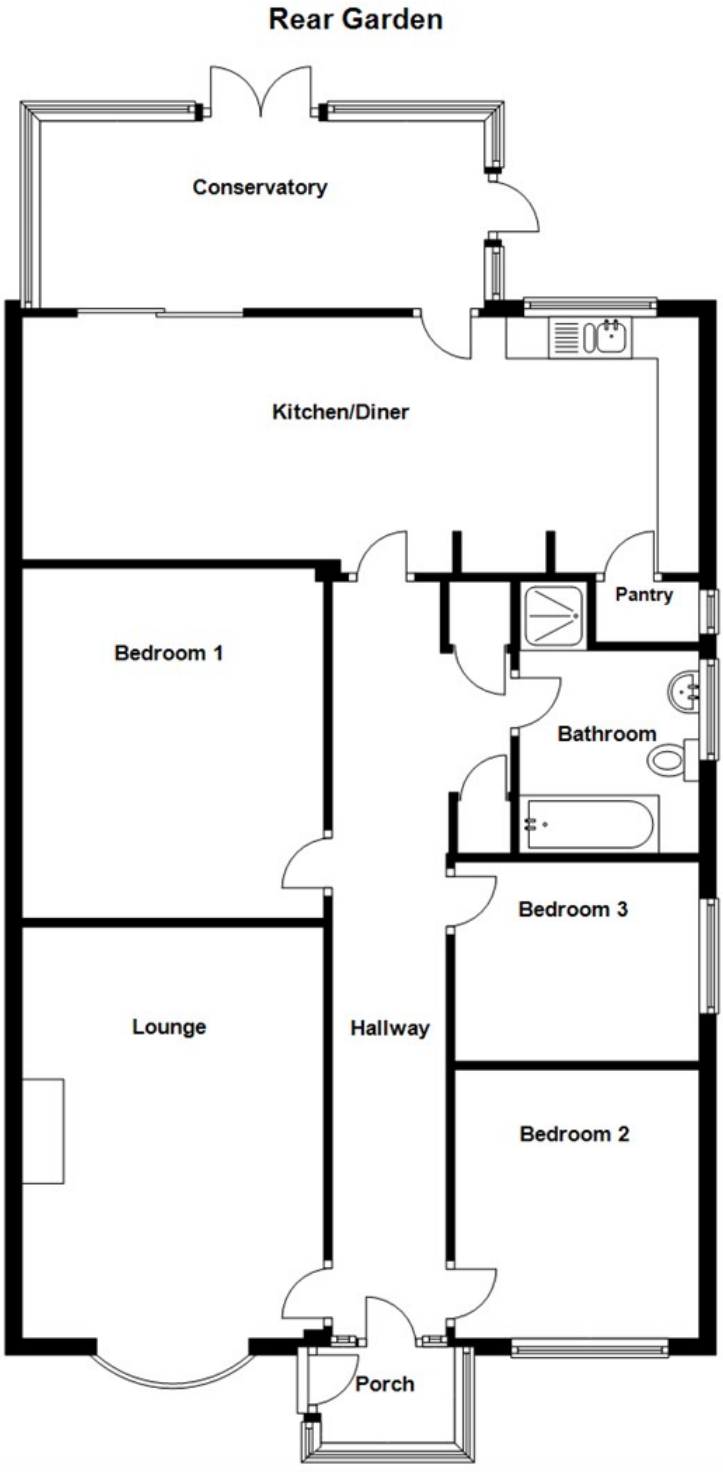











Rear Garden
Conservatory
Kitchen/Diner
Pantry
Bedroom 1
Bathroom
Bedroom 3
Lounge
Hallway
Bedroom 2
Porch

Directions

On the (A52) between Mablethorpe and Skegness you will find the village of Huttoft. From the Sutton on Sea direction you will enter the village and just after passing the petrol station turn right on to Church Lane. The property can be found about half way along on your left hand side.

