



CHOICE PROPERTIES

Estate Agents

18 Meakers Way,
Huttoft, LN13 9TR

Price £299,950



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom detached bungalow, occupying a pleasant cul-de-sac position in the sought after village of Huttoft. Offering generously proportioned rooms throughout and further benefitting from low maintenance gardens, early viewing is certainly advised!

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

Entrance Hall

uPVC entrance door. Wall mounted electric consumer unit. Radiator.

Reception Room

Light and airy reception room. TV aerial point. Radiator. Double doors to:

Dining Room

Radiator. Ample space for dining table.

Kitchen

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, four ring electric hob with extractor over, integrated eye-level double oven, space and plumbing for a washing machine. Part tiled walls. Radiator.

Conservatory

With a pitched polycarbonate roof and uPVC patio door leading to the garden. Radiator.

Bedroom 1

Spacious double bedroom with built in wardrobes. Radiator.

Bedroom 2

Double bedroom. Radiator.

Bedroom 3

Radiator.

Bathroom

Fitted with a white three piece suite comprising a panelled bath tub with shower over, pedestal hand wash basin and wc. Radiator.

Driveway

Providing off road parking.

Garage

With an up and over door, power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance, and further benefits from three generously sized, useful timber 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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

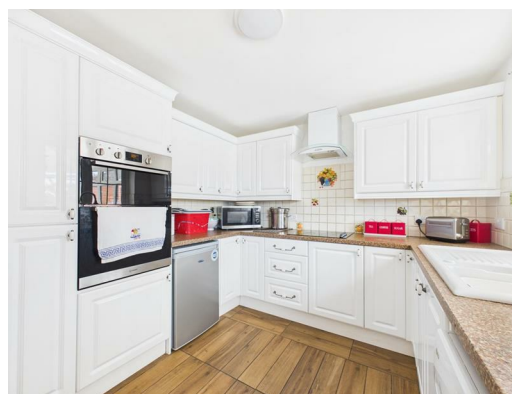
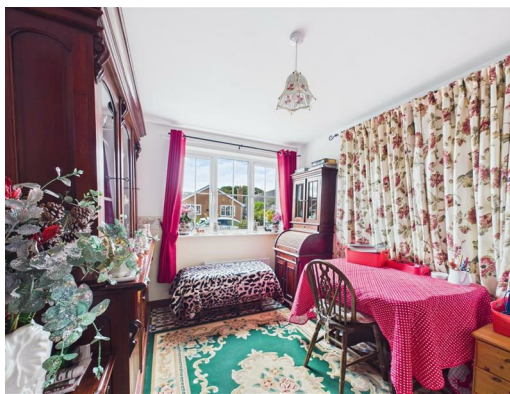
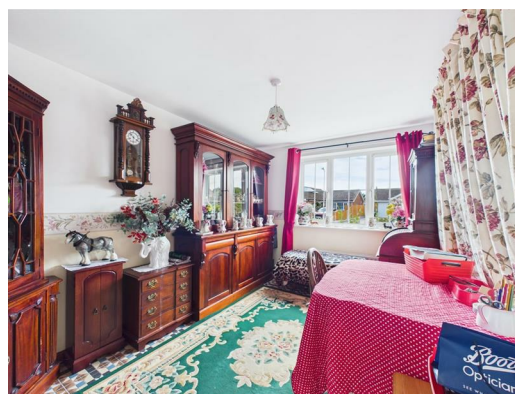
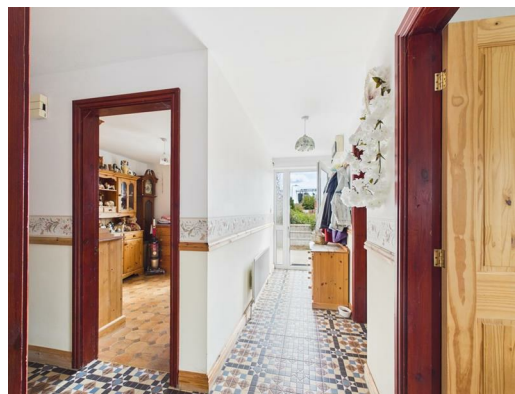
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

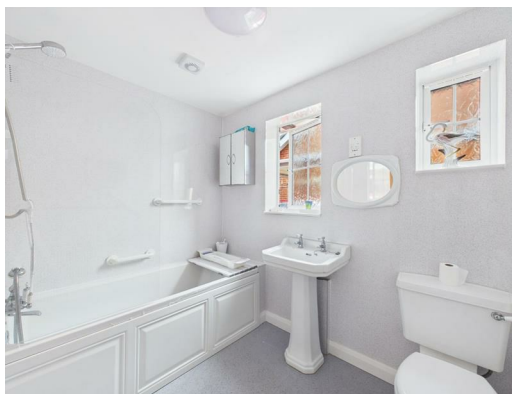
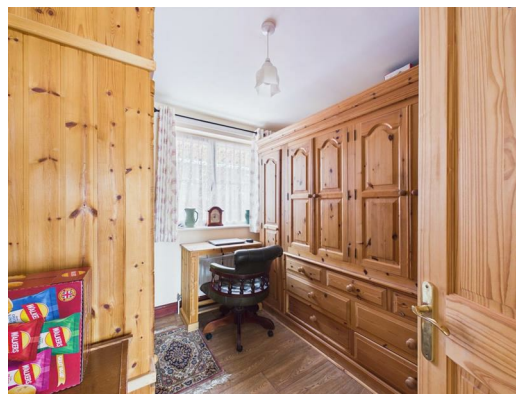
Making An Offer

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.







Approximate total area⁽¹⁾
1151 ft²

(1) Excluding balconies and terraces

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 Sutton office head West to the mini roundabout and then turn left on the A52 towards Skegness. Keep on this road and when you enter the village of Huttoft, Meakers Way can be found on your right hand side just before the village hall.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

