

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.

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-a-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

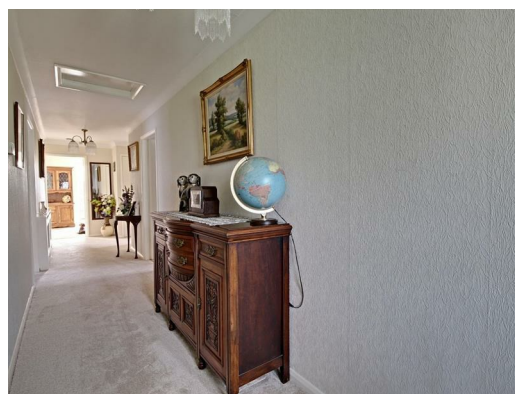
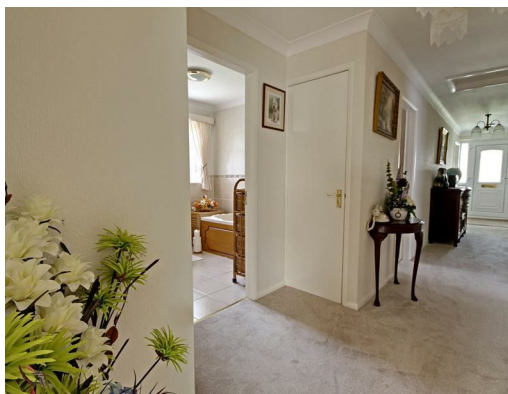
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

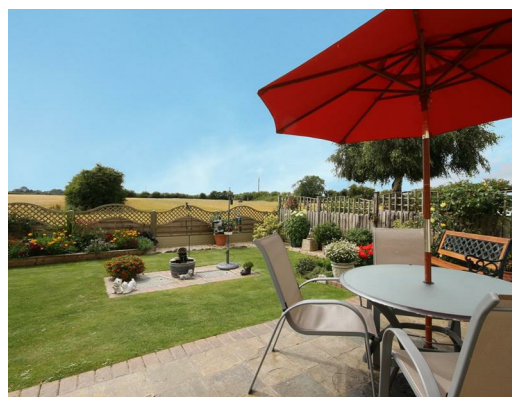
Website

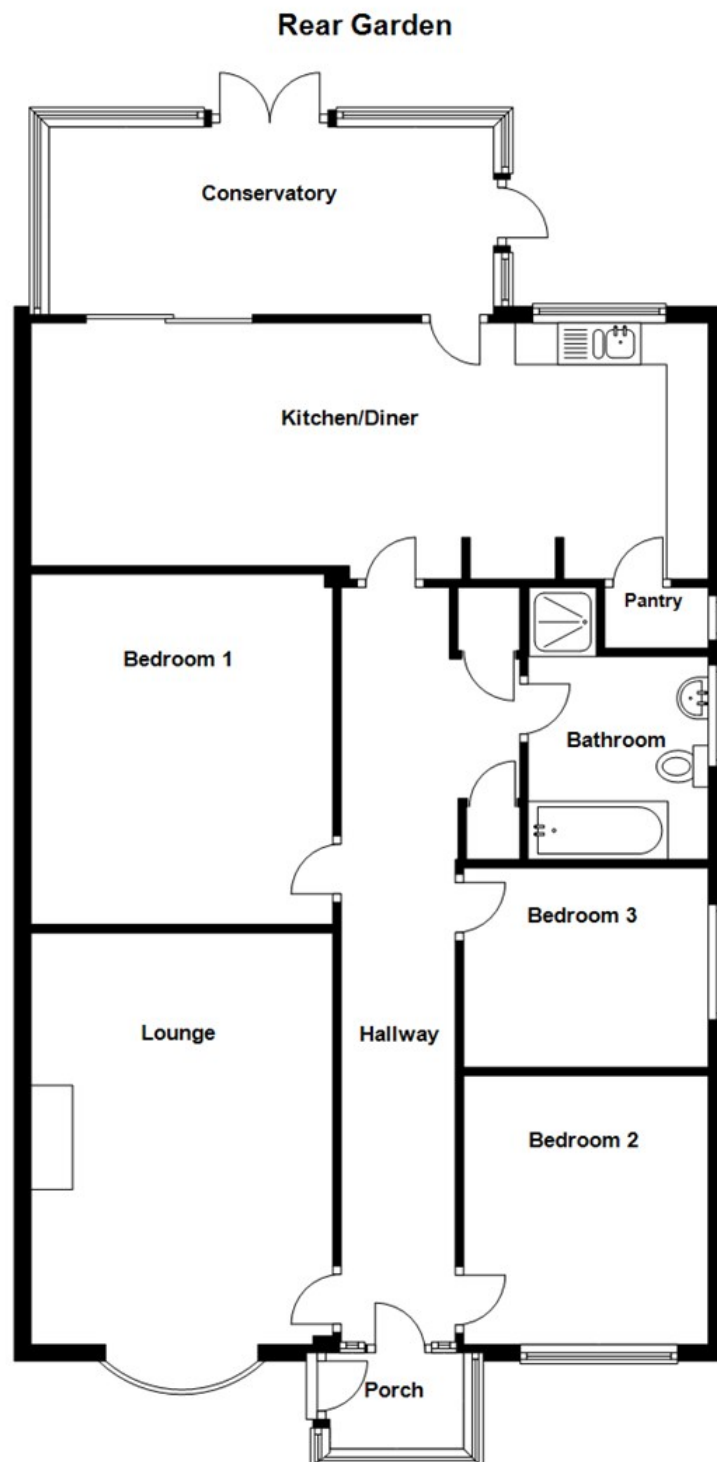
All details also available on our website www.choiceproperties.co.uk

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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.

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			(92 plus) A		78
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		61
(55-68) D			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

