



# CHOICE PROPERTIES

*Estate Agents*

1, Evison Way,  
Louth, LN11 7PE

Price £290,000



Choice Properties are delighted to bring to market this beautiful three bedroom detached bungalow situated on Evison Way located in the sought after village of North Somercotes. When stepping inside, the property feels much roomier than anticipated benefitting from generously sized, light and airy rooms throughout. These well proportioned rooms including three bedrooms, a modern kitchen/living area, a separate living room, a bathroom, a shower room and a utility room. To the exterior, the property boasts beautifully manicured gardens to the front and rear and a spacious driveway. Early viewing is highly advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

### **Hallway**

14'10 x 16'3 (to furthest measurement)

With composite entrance door. Internal doors to all rooms. Radiator. Power points. Access to loft via loft hatch. Spot lighting. Storage cupboard with fitted shelving and power.

### **Living Room**

16'1 x 11'11

Spacious living room with dual aspect uPVC windows. Multi fuel burner set in fireplace with slate hearth and hardwood mantel. Radiator. Power points. Tv aerial point.

### **Utility Room**

11'8 x 9'6

Fitted with base units with work surfaces over. Single bowl stainless steel 'Franke' sink. Plumbing for washing machine. Space for dishwasher. Spot lighting. uPVC window to side aspect. Storage cupboard housing the consumer unit.

### **Kitchen/Living Area**

11'2 x 18'8

Fitted with wall and base units with work surfaces over. Five ring gas hob with pull out extractor hood and splashback over. Integral oven. Space for two under counter fridge freezers. Breakfast bar. uPVC French doors leading to garden. Radiator. Power points. Tv aerial points. Storage cupboard housing gas combi boiler. Pipework ready for the installation of a conservatory.

### **Bedroom 1**

19'5 x 8'2

Double bedroom with uPVC French doors opening up onto a decking area. Radiator. Power points. Tv aerial point. Access to loft via loft hatch.

### **Bedroom 2**

10'9 x 12'0

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 3**

8'9 x 9'11

Double bedroom with built in storage cupboard used as a fitted wardrobe. uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

8'8 x 5'5

Fitted with a corner bath with rainfall and traditional shower attachments over, a wash hand basin set over vanity unit, and a back to wall wc. Fully tiled walls. Vertical flat panel radiator. Spot lighting. Frosted uPVC window to side aspect.

### **Shower Room**

10'4 x 4'1

Fitted with a shower cubicle with electric shower and a wash hand basin set over vanity unit. Vertical flat panel radiator. Spot lighting. Extractor.

## **Garden**

The property benefits from beautifully maintained gardens to both the front and the rear. The front garden is laid to lawn and is lined with a variety of mature plants and trees which add an abundance of life and colour to the garden. There is a side access gate that links this garden to the rear garden which is also predominantly laid to lawn. The rear garden is fully enclosed with fencing to the perimeter and benefits from a patio area ideal for outdoor seating. The rear garden also features outbuildings including an greenhouse and a garden shed. To the side of the property is a seclusive enclosed decking area. The decking area has outdoor power and provides the perfect place for the installation of a hot tub or as further outdoor seating space.

## **Driveway**

Paved driveway providing off the road parking for two vehicles.

## **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 B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

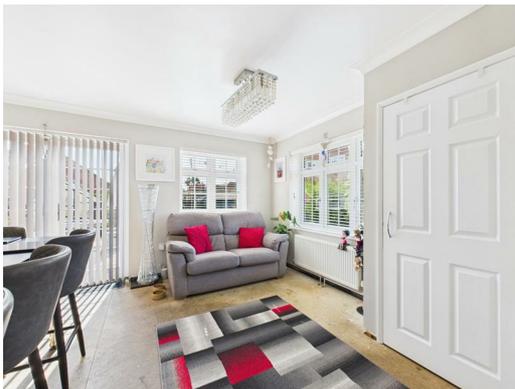
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

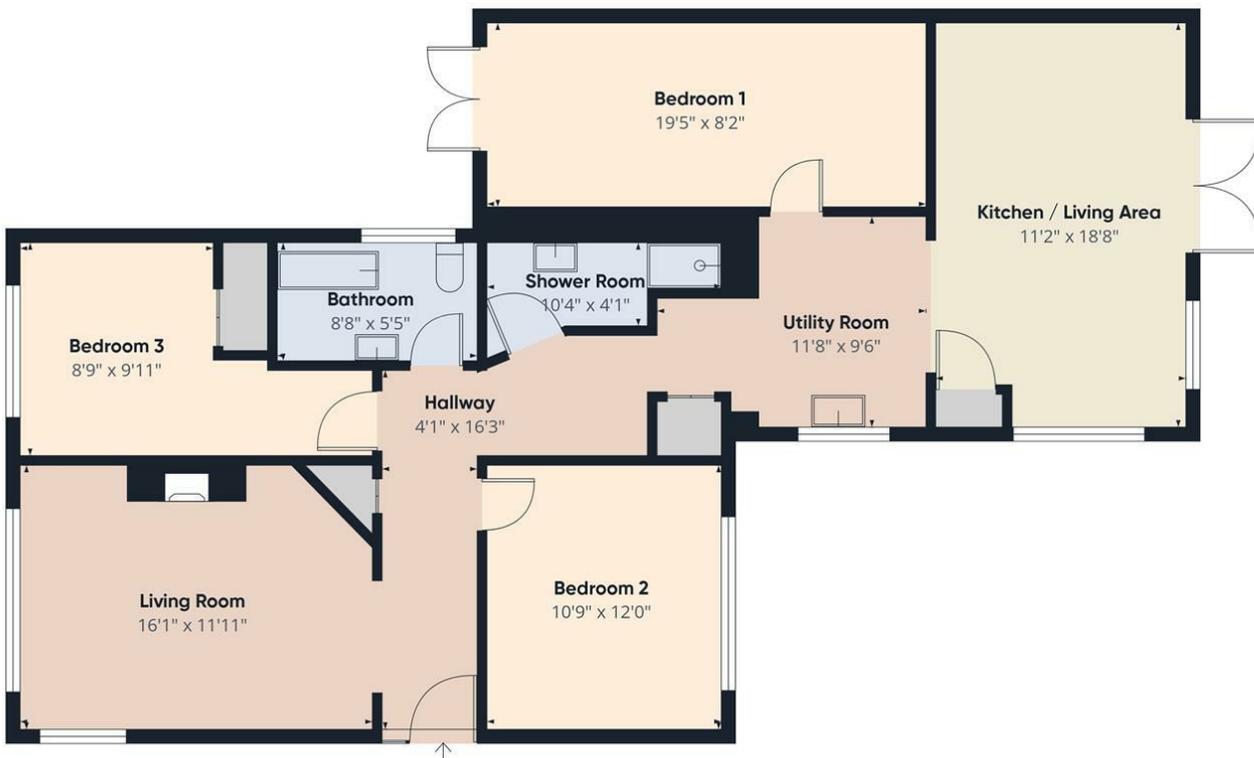
## **Making An Offer**

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<sup>m</sup>  
1110 ft<sup>2</sup>

(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

Evison Way can be found off of Cemetery road on your right hand side using the postcode LN11 7PE. No. 1 is one of the first properties found on your left hand side.

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		54	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

