



# CHOICE PROPERTIES

*Estate Agents*

The Forge Churchill Road,  
North Somercotes, LN11 7QW

Reduced To £372,000



Choice Properties are delighted to present this stunning five bedroom (two en-suite) dormer bungalow, situated in a most sought after location, just moments away from the popular village of North Somercotes. This impressive and most spacious property also benefits from a well maintained, enclosed garden to the rear as well as a workshop and two timber sheds. Early viewing is advised.

With the benefit of Oil Fired Central Heating and uPVC double glazing throughout, this well presented internal accommodation comprises:

### **Entrance Hall**

15'4" x 5'10"

Composite front entrance door. Staircase to first floor landing. Radiator.

### **Living Room**

15'4" x 12'5"

Light and airy living room. TV aerial point. Log burner set in feature surround. Three wall lights. Radiator.

### **Reception Room**

15'4" x 9'3"

TV aerial point. Telephone point. Radiator.

### **Kitchen**

11'9" x 9'0"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, integral 'Bosch' oven and integral four ring induction hob with extractor over. Spotlights and feature ceiling light. Open plan with dining room.

### **Dining Room**

11'9" x 18'11"

Ample space for freestanding dining table and chairs. Double opening 'French' style patio doors to the rear garden. Log burner. TV aerial point. Radiator. Open plan with Kitchen.

### **Utility**

7'8" x 9'2"

Fitted with base units with work surfaces over. Radiator. Door leading to the rear garden.

### **Pantry**

3'10" x 9'2"

Space for freestanding fridge/freezer. Work surfaces.

### **WC**

3'1" x 3'9"

Fitted with wc and hand wash basin. Radiator.

### **Landing**

Loft access. Radiator. Doors to:

### **Bedroom 1**

11'2" x 13'0"

Spacious double bedroom benefitting from a large walk-in-wardrobe. TV aerial point. Radiator. Door to en-suite.

### **En-suite**

7'6" x 3'8"

Fitted with three piece suite comprising dual flush wc, hand wash basin and shower enclosure with electric shower over. Wall mounted towel rail.

### **Walk-in Wardrobe**

8'8" x 6'0"

### **Bedroom 2**

11'2" x 12'10"

Spacious double bedroom. TV aerial point. Radiator.

### **Bedroom 3**

8'8" x 12'9"

Spacious double bedroom. TV aerial point. Radiator.

### **Bedroom 4**

8'8" x 12'4"

Double bedroom. Radiator.

## **Bedroom 5**

6'7" x 9'2"

TV aerial point. Radiator. Door to en-suite.

## **En-suite**

2'7" x 9'2"

Fitted with three piece suite comprising dual flush wc, hand wash basin and shower enclosure with mains fed shower over.

## **Bathroom**

9'6" x 7'2"

Fitted with four piece bathroom suite consisting of dual flush wc, hand wash basin set in vanity unit, panelled bath tub with taps over and large shower enclosure with mains fed shower over. Radiator.

## **Garage**

With up and over door.

## **Driveway**

Gravelled driveway providing off street parking for multiple vehicles.

## **Garden**

To the rear of the property you will find a well maintained, privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn but also features an attractive paved patio area. The garden also houses the oil tank.

## **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 D.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

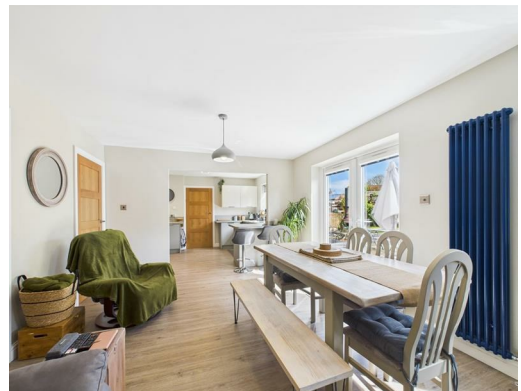
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

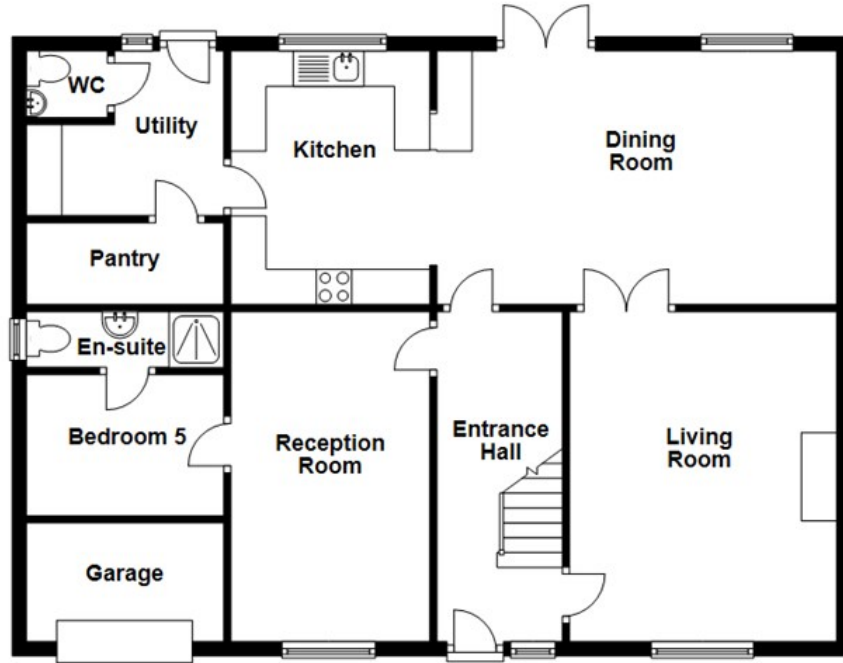
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



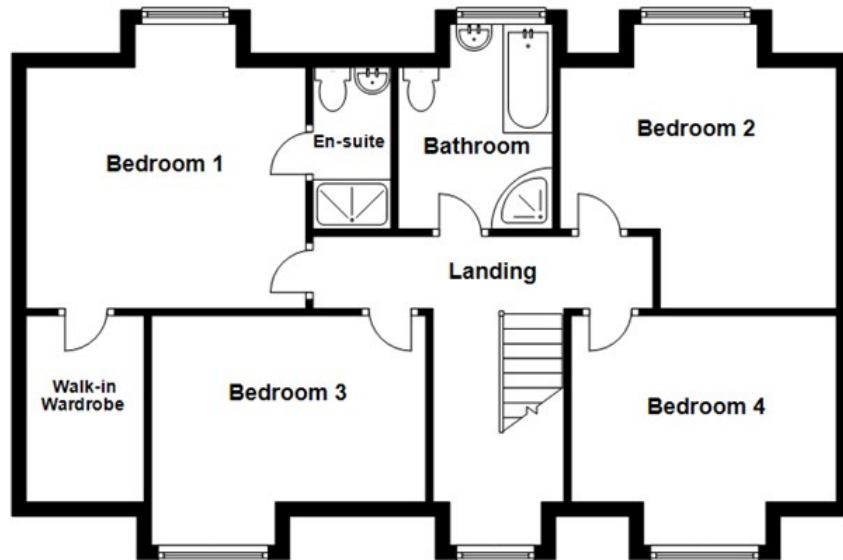




Ground Floor



First Floor



# Directions

Once you enter the village of North Somercotes, coming from the direction of Mablethorpe, continue onto Keeling Street. Then take your second right onto Churchill road. The property can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(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	

