



# CHOICE PROPERTIES

*Estate Agents*

Jasmin Willerton Road,  
Louth, LN11 7NH

£275,000



**\*\*\*NO ONWARD CHAIN\*\*\*** Choice Properties are delighted to bring to the market this deceptively spacious three bedroom detached bungalow, situated in the sought after village of North Somercotes. The property further benefits from two reception rooms, bathrooms to both floors and driveway with garage. Viewing is highly recommended to appreciate the accommodation on offer.

Offering a flexible layout throughout, the spacious accommodation comprises:-

### **Kitchen**

19'1" x 9'10"

Fitted with a range of wall and base units with worktops over, one bowl resin sink unit with drainer and mixer taps, range cooker with featured stainless steel extractor hood over, space for freestanding fridge/freezer, plumbing for a washing machine and dishwasher, space for freezer, window to the side aspect, tiled flooring, partly tiled walls.

### **Dining Room**

9'10" x 13'10"

The dining room is a good size, featuring a large front-facing window that allows for plenty of natural light, along with a radiator.

### **Hallway**

10'3" x 10'6"

The hallway provides access to the dining room, reception room, downstairs bathroom, bedrooms 2 and 3, as well as the stairs, and also features a radiator and a storage cupboard.

### **Bedroom 2**

7'5" x 13'10"

Bedroom 2 is a great double size, featuring a window and radiator, with plenty of space for a double bed and additional furniture.

### **Bedroom 3**

7'9" x 10'0"

Bedroom 3 has ample space for a single bed and additional furniture, and features a window, a radiator, and a built-in wardrobe.

### **Reception Room**

11'9" x 17'2"

The reception room offers plenty of space for furniture, with neutral walls and wooden flooring. A characterful coal fireplace sits at the centre of the room, complemented by dual aspect windows and access to the sunroom. There is also a radiator.

### **Conservatory**

12'0" x 6'2"

The conservatory features triple aspect windows, a polycarbonate roof, and a door to the side aspect leading into the garden.

### **Downstairs Bathroom**

9'3" x 6'5"

The downstairs bathroom is fitted with a four-piece suite comprising a corner shower cubicle with mains shower over, a corner bath with single taps, a wash hand basin with single taps set into a vanity unit, and a close-coupled W.C., with tiled walls and flooring.

### **Landing**

5'7" x 7'3"

The landing has a built-in storage cupboard, a skylight window, and access to bedroom 1 and the bathroom.

### **Bedroom 1**

14'2" x 7'5"

The master bedroom offers ample space, with two Velux windows, neutral décor, and a radiator.

### **Upstairs Bathroom**

6'7" x 10'6"

Fitted with a three-piece suite comprising a corner bath with mixer taps and mains shower attachment over, a pedestal wash hand basin with single taps, and a close-coupled W.C., along with eaves storage and inset spotlights to the ceiling.

## **Dressing Room**

7'2 x 8'2

Providing ample storage or impressive dressing room, velux window.

## **Gardens**

The property is fronted by a low maintenance gravelled garden with a circular paved seating area to the centre and bricked flower beds to the borders. A timber gate to the side of the bungalow provides access to the privately enclosed rear garden which is also paved for ease of maintenance and features an abundance of plants, trees and shrubbery to the borders. The garage can also be accessed via a pedestrian door in the garden.

## **Driveway**

Paved driveway providing off road parking.

## **Garage**

17'8" x 9'1"

The garage has power and lighting, as well as a pedestrian door to the rear aspect.

## **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 C.

## **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.









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1473 ft<sup>2</sup>

Reduced headroom

124 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Once you enter the village of North Somercotes, continue onto Keeling Street. Then take your second right onto Churchill road. Then turn right onto Willerton Road and 'Jasmin' can be found immediately on your right 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	73
	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		

