



# CHOICE PROPERTIES

*Estate Agents*

White Cottage Rotten Row,  
Theddlethorpe, LN12 1NX

Price £415,000



Choice Properties are delighted to bring to the market this remarkably spacious four bedroom (two en suite) detached bungalow. This superb property offers generously proportioned rooms throughout, a sizeable driveway providing parking for numerous vehicles and a large attractive garden. Located in a peaceful location, early viewing is highly recommended, with the property further benefiting from a newly installed sewage treatment plant and drainage system, as well as a 3.96 kW PV Solar System.

The beautifully maintained accommodation benefits from an LPG central heating system, a Calor bulk storage tank and comprises:-

**Entrance Hall**

3'10" x 3'09"

uPVC front entrance door.

**Hallway**

13'06" x 2'11"

Loft access. Radiator.

**Dining Room**

13'07" x 10'03"

Ample space for dining table and chairs. Radiator.

**Reception Room**

20'01" x 12'04"

A spacious, light and airy living room benefitting from a multifuel stove. TV aerial point. Telephone point. Radiator. Double opening doors to the Sun Room.

**Sun Room**

21'00" x 10'04"

With polycarbonate roof. uPVC bi-fold doors opening out onto the garden.

**Kitchen**

15'05" x 12'09"

Fitted with a range of wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap over, range cooker and hob with extractor over, space for a large freestanding fridge/freezer, plumbing for a dishwasher. Part tiled walls. Radiator. Centre island.

**Utility Room**

6'03" x 13'00" extending to 7'05" x 3'11"

Wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, plumbing for washing machine and dryer. Part tiled walls. Door to the Boot Room. Radiator.

**Boot Room**

5'07" x 7'08"

With a uPVC door to the garden.

**Office/Multi Purpose Room**

14'04" x 19'02"

Spacious room with vaulted ceiling and Velux windows, an abundance of power points, fitted corner desks with built in storage, central island with build in storage.

**WC**

6'10" x 3'11"

Fitted with dual flush wc and hand wash basin with separate hot and cold taps. Part tiled walls.

**Bedroom 1**

10'10" x 13'09"

Spacious double bedroom. Dual aspect windows. Radiator. TV aerial point.

**Walk-in-Wardrobe**

6'07" x 4'11"

Fitted with a built in double wardrobe with hanging rails and a built in double storage cupboard, housing the inverter and controls for the newly added solar panel system.

**En-suite Bathroom**

10'04" x 7'06"

Fitted with a three piece suite comprising panelled bath tub with separate taps and shower over, dual flush wc and hand wash basin set in vanity unit.

**Bedroom 2**

14'04" x 12'00"

Spacious double bedroom. TV aerial point. Radiator.

**Dressing Area**

3'04" x 5'06"

Built in wardrobes.

**En-suite Shower Room**

8'07" x 5'06"

Fitted with a stylish three piece suite comprising large walk in shower cubicle with mains fed shower, dual flush wc and hand wash basin set in vanity unit. Part tiled walls. Radiator.

**Bedroom 3**

12'11" x 11'02"

Spacious double bedroom. Radiator.

#### **Bedroom 4**

7'09" x 10'04"

Double bedroom with built in wardrobes. Radiator.

#### **Shower Room**

6'05" x 7'10"

Fitted with a three piece suite comprising shower cubicle with mains fed shower over, hand wash basin with mixer tap and dual flush wc. Towel Rail.

#### **Driveway**

Sizeable gravelled driveway providing parking for numerous cars/motorhomes.

#### **Workshop**

11'06" x 21'04"

Impressive workshop measuring 6.5 metres long by 3.5 metres wide, with power and lighting and hot a cold water supply.

#### **WC**

5'05" x 2'11"

WC and wash hand basin.

#### **Outside Store**

12'09" x 6'10"

Perfect outside store, with double opening 'French' doors to front aspect.

#### **Gardens**

The property is fronted by a large gravelled driveway with side access to the rear garden. To the rear of the property you will find a large and attractive garden adorned with beautiful plants and flowers and which has been mostly laid to lawn. This fantastic and privately enclosed garden additionally benefits from a gravelled seating area and a greenhouse.

#### **Tenure**

Freehold.

#### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

#### **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.

#### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

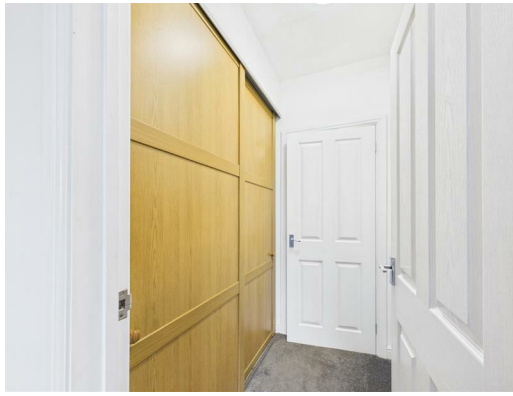
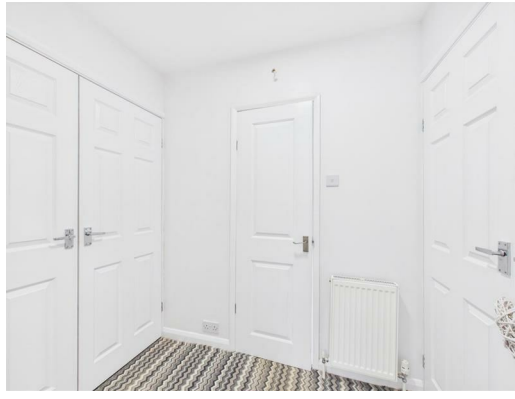
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

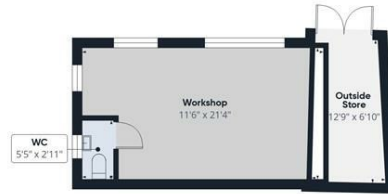
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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>(1)</sup>  
2499 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.

GIRAFFE360

# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road. Continue on this road, round the bend. The road then becomes Kent Avenue. Follow this road to the bottom and then at the junction turn right onto Mablethorpe Road (A1031). In Approx. 2 miles, on the bend, take your left hand turning onto Rotten Row. Continue down this road and White Cottage is the second bungalow on the left hand side.

