



CHOICE PROPERTIES

Estate Agents

Longway House, 11 St. Margarets Close,
Huttoft, Alford, LN13 9RU **Price £460,000**



It is a pleasure for Choice Properties to bring to the market this most spacious and impressive five bedroom detached house, occupying a pleasant position in the ever sought after St Margarets Close, Huttoft, just a short drive from the charming market town of Alford and popular seaside resort of Mablethorpe. Offering generously proportioned rooms throughout, well kept gardens and boasting five bedrooms (one en-suite), early viewing is certainly advised!

With the added benefit of oil fired central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Hall

Composite front entrance door.

Hallway

6'4" x 24'11"

Staircase to the first floor landing. Radiator. Thermostat controls. Doors to:

Reception Room

14'8" x 16'9"

Light and airy reception room with dual aspect windows. Two radiators. TV aerial point. Electric fireplace set in feature surround with tiled hearth and wooden mantle. Double doors to the dining room.

Dining Room

14'10" x 9'2"

Ample space for dining table and chairs. Radiator. Doors to the garden.

Kitchen

14'11" x 17'0"

Fitted with a range of wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap, space for large 'range' style cooker with extractor over, island with built in storage. Space for freestanding fridge/freezer. Radiator. Spot lighting. Air conditioning unit. Tiled flooring. Part tiled walls. Door to:

Utility

6'4" x 5'2"

Plumbing and space for washing machine and dryer. Radiator. Part tiled walls. Tiled flooring. Door to garden.

Office

9'10" x 9'0"

Light office space.

WC

4'4" x 4'11"

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

Landing

6'4" x 10'3"

Skylight. Spot lighting. Doors to:

Bedroom 1

13'1" x 9'8"

Spacious double bedroom with built in wardrobes. Radiator. Spot lighting. Air conditioning unit. Sliding door to:

En-Suite

6'4" x 3'4"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with separate hot and cold taps and wc. Radiator. Tiled walls. Spot lighting.

Bedroom 2

20'9" x 9'3"

Spacious double bedroom. Radiator. Spot lighting.

Bedroom 3

12'11" x 8'1"

Spacious double bedroom with built in wardrobe. Radiator. Loft access.

Bedroom 4

9'6" x 8'2"

Built in wardrobe. Radiator.

Bedroom 5

9'0" x 13'1"

Spot lighting.

Bathroom

6'9" x 14'2"

Fitted with four piece bathroom suite comprising roll top bath tub, shower enclosure, hand wash basin with separate hot and cold taps and dual flush wc. Tiled walls and flooring. Radiator. Spot lighting.

Driveway

Block paved driveway providing ample off road parking.

Garage

With double opening doors to the front.

Gardens

The property is fronted by a small, well kept garden laid mainly to lawn, with timber fencing and hedges to the boundaries. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The rear garden is laid mostly to lawn while also benefitting from a paved patio area and impressive log cabin with power. The rear garden also houses the oil tank and external oil boiler.

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

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 462277.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1969 ft²

Reduced headroom

190 ft²

(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

From Mablethorpe head South on the (A52) towards Skegness. After passing through Sutton on Sea and Sandilands the next village will be Huttoft. As you enter the village, Alford Road is the second turning on the right, (just before the filling station). St Margaret's Close can then be 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

