



CHOICE PROPERTIES

Estate Agents

Fold Hill ,
Belleau, LN13 0BW

Price £475,000



Fold Hill is a rare gem - a spacious, individually designed home set in a truly peaceful rural location in the hamlet of Belleau. Surrounded by open fields and uninterrupted countryside views, this delightful property offers a sense of seclusion while remaining accessible to nearby market towns and villages. With three bedrooms, a generous kitchen/diner, large sitting room, study and light filled sun room this super home offers a blend of comfort and rural charm. Set within beautifully maintained wrap around gardens and boasting ample parking and a garage, there is a rare opportunity to acquire and adjoining, fruitful orchard (available by separate negotiation). Whether you are looking for a peaceful retreat or a countryside family home, Fold Hill offers space, serenity and beauty in abundance.

With the benefit of Oil Central Heating the internal accommodation comprises:-

Hallway

18'11" x 6'5"

With Front Entrance Door. Staircase to Landing. Radiator. Power points.

Kitchen

17'6" x 12'8"

With country style cream kitchen featuring ample wall and base units with work surfaces over. Stainless steel sink unit and drainer. Tiled floor. Radiator. Power points. Door to Utility Room.

Utility Room

8'4"x8'6"

With cream coloured country style wall and base units with work surfaces over. Butler style sink. Plumbing for automatic washing machine. Power points. Radiator. Rear Access Door.

Cloakroom w.c.

8'5"x5'6"

With wash hand basin set in vanity unit. Low level flush w.c. Oil Central heating boiler. Radiator.

Study

12'3" x 10'7"

With feature fireplace. Radiator. Power points.

Living Room

17'6" x 13'7"

With feature fireplace with open fire. Radiator. Power points. Door leading to Sun Room.

Sun Room

10'6"x10'6"

With doors opening on to the private rear garden.

Landing

17'6" x 6'5"

With loft access to roof space. Power points. Radiator.

Bedroom 1

17'3" x 13'6"

Radiator. Power points.

Bedroom 2

12'8"x10'8"

Radiator. Power points.

Bedroom 3

12'3" x 10'8"

Radiator. Power points.

Bathroom

12'8"x6'5"

With white heritage suite which consists of pedestal wash hand basin, low level flush w.c. and p shaped bath with mains shower over. Radiator. Power points.

Driveway

Large Block paved driveway providing parking for many vehicles including motor home, caravan, etc.

Garage

Detached Garage with Up and Over Door, personal access door and power and lighting.

Gardens

The property stands in superb spacious wrap around gardens which feature a block paved patio area to the rear, well tended lawns and shrubs and an opportunity to acquire the adjoining orchard if required.

Viewing Arrangments

By appointment through Choice Properties on 01507 462277

Opening Hours

Monday - Friday: 9am - 5pm

Saturday 9am - 3pm

Tenure

Freehold

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,

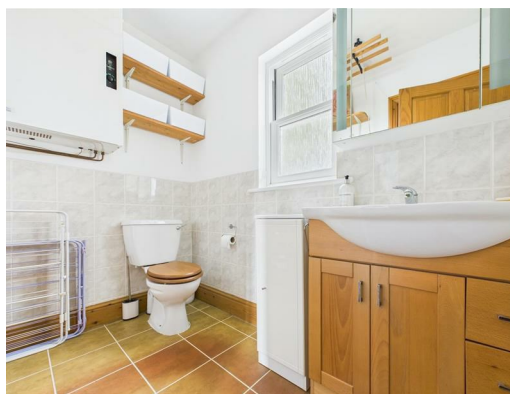
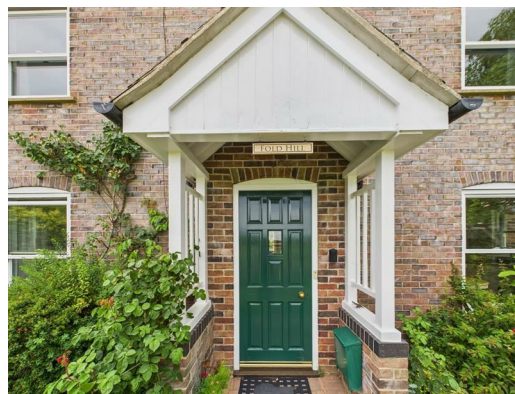
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

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⁽¹⁾

1614 ft²

Reduced headroom

16 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.

GIRAFFE360

Directions

Use the postcode LN13 0BW for directions to the property.

