CHOICE PROPERTIES

Estate Agents

Field View, 27a Church Lane, Huttoft, Alford, LN13 9RD

Reduced To £345,000

It is a pleasure for Choice Properties to bring to the market this stunning new build detached bungalow, occupying a pleasant position in the sought after village of Huttoft. Boasting three bedrooms (one en-suite), ample living space, a high quality finish throughout and open views to the rear, early viewing is certainly advised!

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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This impressive property benefits from uPVC double glazing and underfloor heating throughout which is powered by an air source heat pump. Internally the property comprises:

Entrance Hall
4'1" x 6'3"
Composite entrance door. Skylight. Storage cupboard with underfloor heating controls.

Hallway
12'2" x 4'11"
Loft access. Doors to:

Reception Room
11'9" x 16'5"
Light and airy reception room with double opening 'French' style uPVC patio doors leading to the garden. 2 TV aerial points. Dual aspect windows. Spot lighting.

Kitchen/Diner
11'10" x 19'1"
New fitted kitchen comprising a range of wall and base units with work surfaces over, sink unit and drainer with mixer tap over, integrated fridge/freezer, integrated dishwasher, integrated microwave and oven, integrated four ring induction hob with extractor over. Plumbing for washing machine. Side access door. Spot lighting. TV aerial point. Space for dining table or kitchen island.

Bedroom 1
12'0" x 15'2"
Spacious double bedroom. Spot lighting. TV aerial point.

En-Suite
8'4" x 4'8"
Fitted with new three piece bathroom suite comprising shower enclosure with mains fed shower over, dual flush wc and hand wash basin with mixer tap set in vanity unit. Tiles flooring. Mermaid boarding to the walls. Spot lighting.

Bedroom 2
11'10" x 11'7"
Spacious double bedroom. TV aerial point. Spot lighting.

Bedroom 3
11'10" x 9'6"
Double bedroom. Spot lighting. TV aerial point.

Bathroom
8'3" x 7'6"
Fitted with new four piece bathroom suite comprising panelled bath tub with taps over, shower enclosure with mains fed shower over, and hand wash basin and dual flush wc set in vanity unit. Tiled flooring. Mermaid boarding to the walls. Spot lighting.

Driveway
Gravelled driveway providing off road parking for multiple vehicles.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn, features a paved patio area and open views to the rear.

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 - TBC.

Viewing arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

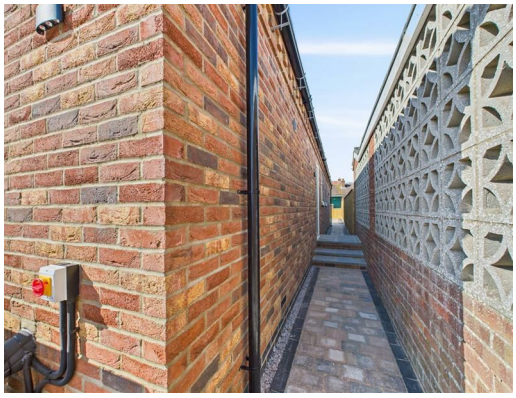
Opening Hours

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.



FIELD
VIEW

FIELD
VIEW

Approximate total area[1]

1095 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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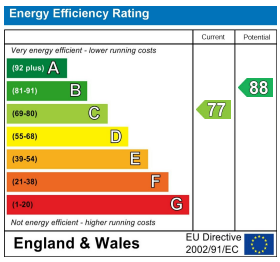
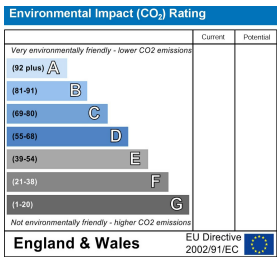
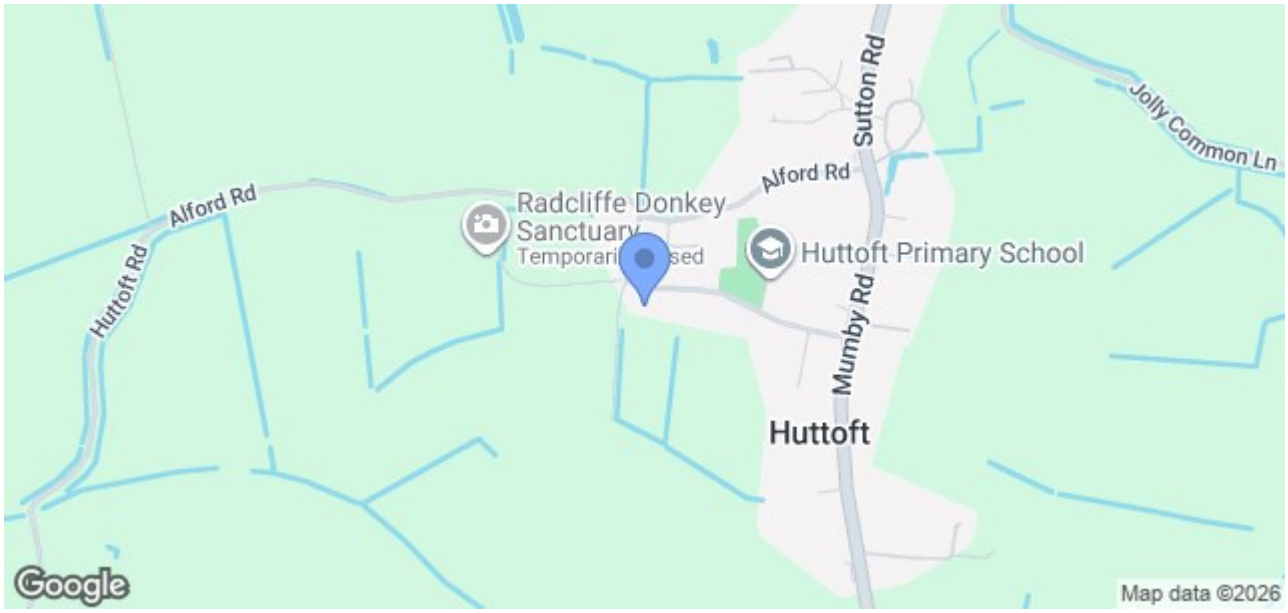
Directions

From Sutton on Sea head South on the A52 towards Skegness. At the village of Huttoft turn right after the petrol station onto Church Lane and the property can be found just over halfway along on your left hand side.