



CHOICE PROPERTIES

Estate Agents

97 Main Road,
Hundleby, PE23 5ND

Asking Price £499,950



Choice Properties are delighted to present this exceptional four-bedroom detached family home, ideally located in the highly sought-after village of Hundleby. Offering easy access to the market town of Spilsby and its wide range of local amenities, this impressive property combines spacious living with modern comfort. Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, a contemporary kitchen/dining room, a spacious lounge, a versatile second reception room, cloakroom, and utility room. To the first floor, the landing provides access to the impressive main bedroom featuring a dressing area and En-suite shower room, together with three further well-proportioned bedrooms and a stylish family bathroom. Externally, the property enjoys a garage/workshop, ample driveway parking, and a stunning, generously sized garden, perfect for family living and outdoor entertaining. Early viewing is highly recommended to fully appreciate the quality, space, and superb location this wonderful home has to offer.

Spacious and well presented accommodation comprising :

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, tiled floor, radiator.

Kitchen / Dining Room

19'5 x 10'10

Double glazed windows to front and side, range of base units, inset Butler style sink with mixer tap and worktop drainer, built in oven, and hob with extractor fan, built in microwave oven, dishwasher and fridge/freezer, wine rack, breakfast bar, walk-in pantry, two radiators.

Lounge

19'5 x 10'5

Double glazed windows to side and rear, double glazed French doors to rear opening to garden, radiator.

Reception Room

15'3 x 10'11

Double glazed window to side, feature fire place, radiator.

Utility Room

Double glazed window, stainless steel sink with mixer tap and drainer, space for appliances, tiled floor, tiled splash back, extractor fan.

Cloakroom

Obscure double glazed window, white suite comprising low level W.C, vanity wash hand basin with mixer tap and storage below, part tiled walls, tiled floor, radiator.

Lobby

Double glazed door to garden, built in storage cupboard housing boiler, tiled floor.

Landing

Double glazed window, two built in storage cupboards, loft hatch.

Bedroom One

15'3 x 10'6

Two double glazed windows to rear, double glazed window to side, built in wardrobes, dressing area with built in storage cupboard, two radiators, door to:

En-Suite Shower Room

Obscure double glazed window, white suite comprising low level W.C, vanity wash hand basin with mixer tap and storage below, shower cubicle, part panelled walls, extractor fan, heated towel rail.

Bedroom Two

11'10 x 10'10

Double glazed window, radiator.

Bedroom Three

10'5 x 9'5

Double glazed windows to front and side, built in wardrobes, built in storage cupboard, radiator.

Bedroom Four

10'10 x 8'7

Double glazed window to front and side, radiator.

Bathroom

Obscure double glazed window, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled with centre mixer tap and shower attachment, shower cubicle, part tiled walls, tiled floor, heated towel rail.

Garden

Stunning gardens to front, side and rear, mainly laid to lawn, patio area, flowers, trees and shrubs, fruit trees, summer house, green house, access to garage/workshop, side access.

Garage / Workshop

Up and over door, windows to side, side access, power and light.

Driveway

Providing ample off road parking space.

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

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.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

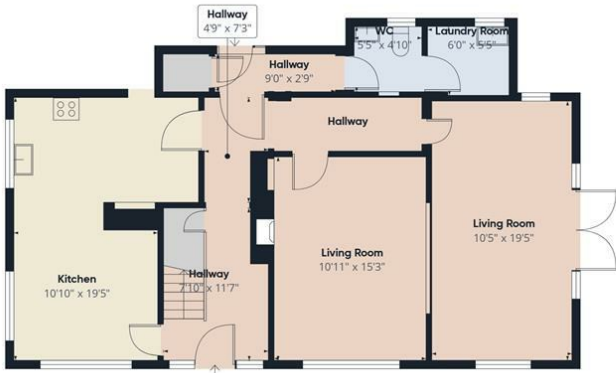
Viewing Arrangements

Contact Choice Properties on 01507 462277

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.



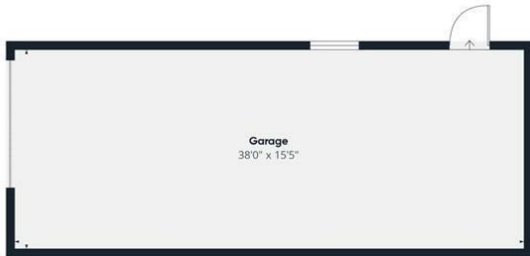




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
2323 ft²

(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.

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Directions

Use Postcode - PE23 5ND to find the property.

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	

