



# CHOICE PROPERTIES

*Estate Agents*

Karibou Kent Avenue,

Theddlethorpe, LN12 1QE

Reduced To £409,950



It is a pleasure for Choice Properties to bring to the market this superb and expansive three bedroom detached bungalow. This immaculate and individually designed property sits proudly upon a large plot of attractive gardens and additionally benefits from an efficient Biomass heating system. This impressive property is located in a quiet and peaceful location with easy access to numerous scenic walking routes. The beach is only a short walk away and the towns of Mablethorpe and Sutton on Sea are also within easy reach. Early viewing is highly recommended.

The generously proportioned and flexible accommodation comprises:

### **Entrance Conservatory**

8'4" x 17'9"

Sliding patio doors to front aspect, sliding patio doors into reception room, attractive paved pattern flooring, featured raised brick built bed, door to;-

### **Entrance Hall**

18'3" x 4'4"

Two built in storage cupboards - one housing the radiator.

### **Reception Room**

18'3" x 13'1"

Spacious reception room, timber featured 'spider-webb styled flooring, electric feature fire set into timber surround with tiled hearth and wooden mantle, TV Aerial point, sliding patio doors into the front entrance conservatory.

### **Kitchen**

21'4" x 12'2"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, range cooker point with stainless steel extractor hood over, breakfast bar, featured island to the centre, space for large free standing fridge/freezer, plumbing for a washing machine and dishwasher, integral wine rack, part tiled walls, inset spotlights to the ceiling, TV Aerial point, telephone point, pedestrian door to side aspect into the garden.

### **Dining Area**

8'2" x 12'2"

Spacious dining area, inset spotlights to the ceiling, character timber beams to the ceiling.

### **Conservatory**

11'10" x 19'10"

Polycarbonate roof, door to rear garden and garage, timber decked seating area, raised paved flooring with attractive featured pond which also leads into the rear garden.

### **Games Room**

27'0" x 14'0"

Log burner on tiled hearth, TV Aerial point, consumer unit, telephone point, inset spotlights to the ceiling.

### **Inner Hallway**

13'8" x 4'4"

### **Bedroom 1**

11'0" x 15'0"

Spacious double bedroom, built in storage wardrobes.

### **Bedroom 2**

13'10" x 11'11"

Spacious double bedroom, built in fitted wardrobes with sliding doors.

### **Bedroom 3**

9'11" x 11'11"

Double bedroom.

### **Bathroom**

10'5" x 10'5"

Fitted with a four piece suite comprising step up corner bath with mixer tap and shower attachment over, shower cubicle with electric shower over and glass door, wash hand basin with mixer tap set into vanity unit, close coupled wc, tiled walls, inset spot lights to the ceiling.

## **Garage**

28'2" x 12'7"

Electric roller door, power and lighting, ideal space for a workshop, wall mounted fuse box, extra appliance space.

## **Driveway**

Gravelled driveway to the side of the bungalow providing off road parking for several vehicles.

## **Pump/ Store room**

40'4" x 6'7"

Pump station store, power and lighting.

## **Garden**

The property sits within a sizeable plot of beautifully maintained gardens with a south facing aspect and boasting well tended lawned areas as well as low maintenance paved and gravelled sections. The grounds are adorned with attractive plants, flowers and shrubbery and the boundaries are all edged by established trees, hedging and fencing making the gardens private and not overlooked. A fabulous ornamental fish pond and water feature create a calm and relaxing setting to enjoy this incredible garden. At the end of the rear garden is a timber cabin which could be used as storage but also because of the size and high quality build could also lend itself to many different uses.

## **Timber Shed**

Timber shed housing the biomass boiler.

## **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.

## **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](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.

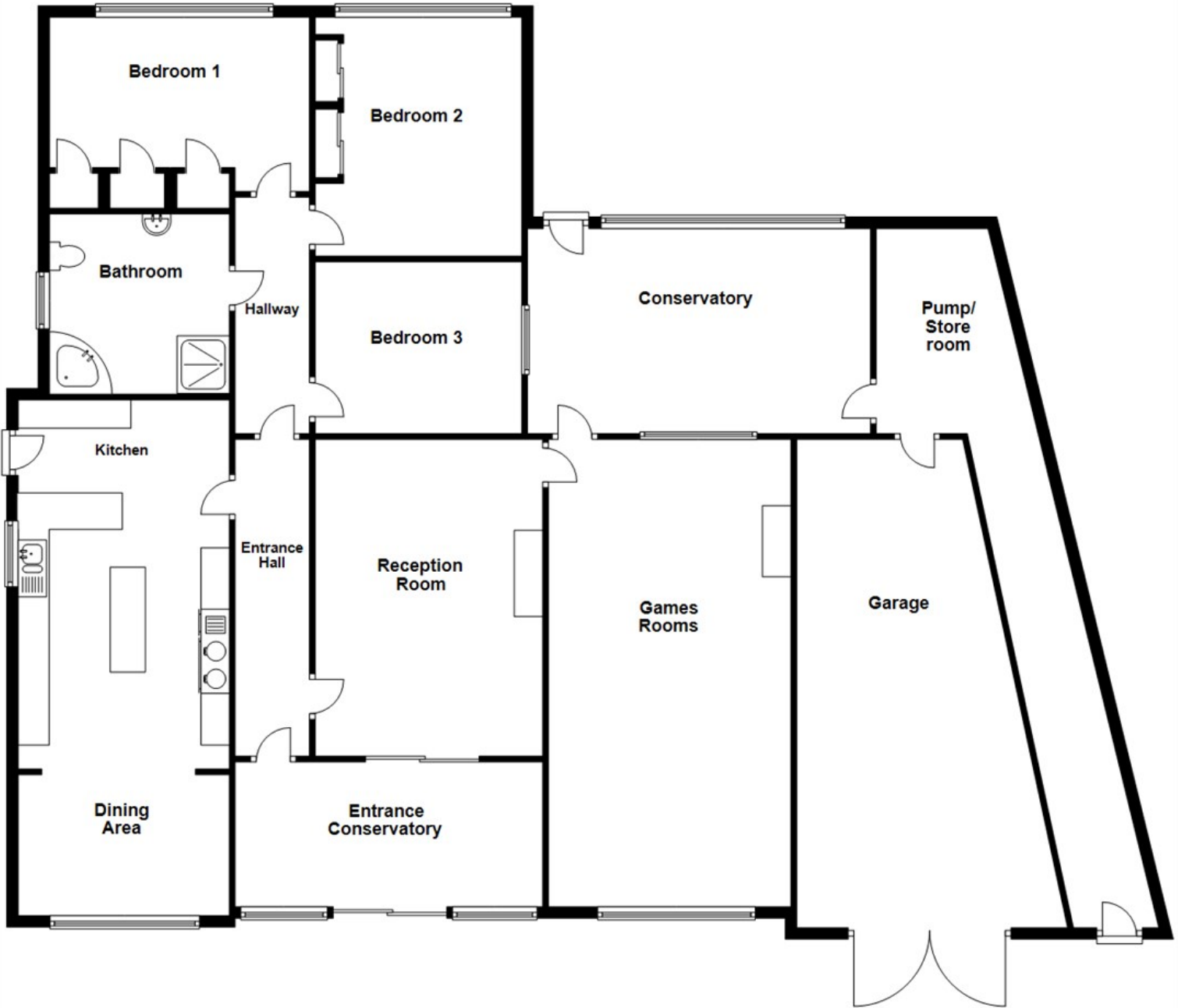
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**Ground Floor**



# Directions

Use postcode LN12 1QE to find the property. Karibou is located on a private road just off of Kent Avenue.

