



CHOICE PROPERTIES

Estate Agents

West View Cottage ,
Strubby, LN13 0LP

Reduced To £325,000



It is a pleasure for Choice Properties to bring to the market this charming detached three/four bedroom cottage which sits in grounds of approximately 1.5 acres (sts). This characterful property is located in a sought after village location offering a new owner exciting potential to modernise and is additionally offered with no upper chain.

The property benefits from oil fired central heating and the accomodation comprises:

Porch

2'6" x 4'7"

Reception Room

13'0" x 22'11"

Coal feature fireplace set into surround with tiled hearth and wooden mantle, ample space for a dining table, TV Aerial point, telephone point, opening into:-

Kitchen

9'2" x 9'1"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, cooker point with space for a range cooker, space for fridge/freezer, breakfast bar, under stairs storage cupboard, door to:-

Lobby

6'9" x 2'9"

Pedestrian door to rear aspect leading into the gardens, door to wood store and utility.

Utility Room

5'4" x 6'7"

With shelving and a work surface with space under for white goods.

Wood store

3'1" x 4'10"

W.c.

3'4" x 4'10"

W.C.

Landing

Bedroom 1

12'7" x 12'5"

Double bedroom.

Bedroom 2

12'7" x 10'0"

Double bedroom.

Bedroom 3

13'3" x 6'10"

Bedroom 4/Study

9'5" x 5'7"

Bathroom

6'8" x 9'8"

Fitted with a three piece suite comprising panelled bath with single taps with electric shower over, wash hand basin set into vanity unit with mixer taps, close coupled wc, heated towel rail, tiled walls.

Driveway

Providing off street parking.

Gardens

The property is fronted by a garden displaying flowers and shrubbery with a path leading to the front door. To the rear of the property you will find a large concrete patio area leading onto the generously sized gardens. The grounds of this property measure approximately 1.5 acres (sts) and are privately enclosed by established trees and hedging. A caravan used for storage and useful sheds are included in the sale.

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 - C.

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.

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.







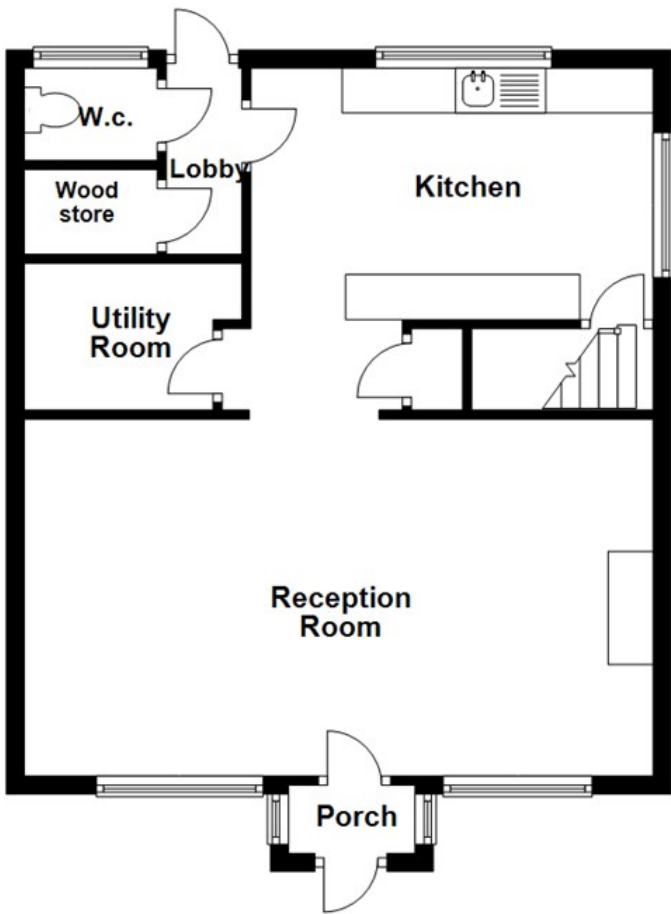
Call Us To View On 01507 472016



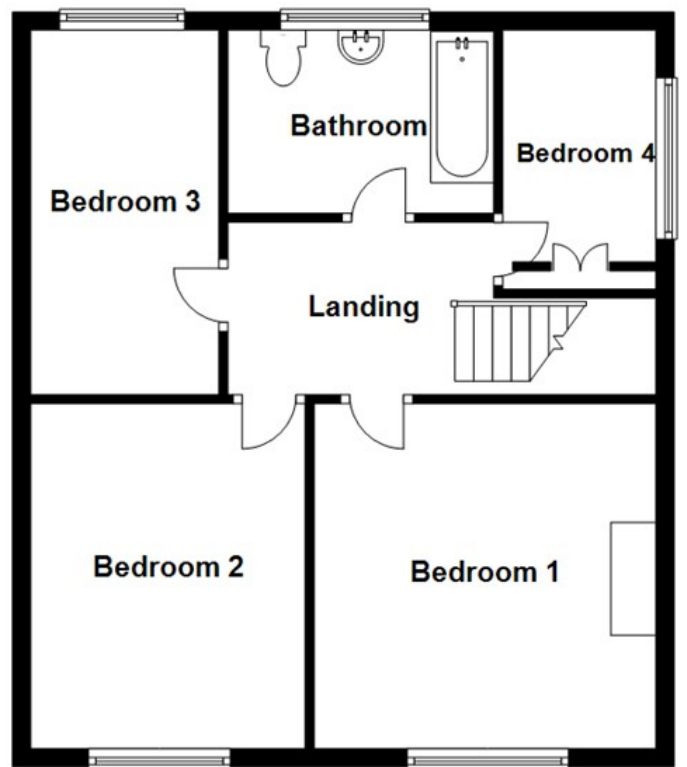
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Ground Floor



First Floor



Directions

Please use postcode LN13 0LP 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			
		34	74
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	

