



# CHOICE PROPERTIES

## *Estate Agents*

The Willows Brickyard Lane,  
Theddlethorpe, LN12 1NR

Price £360,000



Choice properties are delighted to bring to the market this most stylish and impressive three bedroom detached bungalow, situated in a peaceful and sought after location, just a stones throw away from the beautiful walks on the nature reserve and Theddlethorpe's glorious beaches. The characterful property further benefits from a spacious driveway providing ample parking and a well tended and generously sized garden enclosed to the rear. Viewing is highly recommended.

Benefiting from an external 'Worcester' oil fired boiler and oil fired tank; installed in 2022, and offering generously proportioned rooms throughout and a flexible layout, this spacious and abundantly light and bright accommodation comprises:-

### **Kitchen**

Stable style uPVC door into the kitchen; which is fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, spaces for: a freestanding 'range' style cooker with an induction hob and a stainless steel extractor hood over, a tumble dryer, dishwasher and plumbing for a washing machine, part tiling to the walls and laminate flooring, original wooden beams featured on the ceiling and in an open plan design with:

### **Reception Room**

With a dual fuel burning stove set on a tiled surround with a wooden mantle, part carpet, part hardwood flooring, single storage cupboard with shelving, power and a TV aerial (measuring 3'05" x 2'10"), inset spot lighting and a TV aerial. Opening to:

### **Sunroom**

Fitted with double opening 'French' doors out in to the garden, an apex polycarbonate roof and hardwood flooring. Internal Ceiling Blinds.

### **Sitting Room**

Versatile and spacious room with double opening 'French' doors to front aspect, laminate flooring, two windows to rear aspect, TV aerial, loft access which is part boarded with lighting and houses the hot water tank and a storage cupboard (measuring 2'05" x 3'11"). The Sitting room also houses the wall mounted consumer unit.

### **Hallway**

Fitted with a double storage cupboard with double opening doors (measuring 1'03" x 2'11"), laminate flooring, the wall mounted 'Drayton' thermostat and doors to:

### **Bedroom 1**

Spacious double bedroom with laminate flooring.

### **Bedroom 2**

Double bedroom.

### **Bedroom 3**

Double bedroom, fully carpeted.

### **Office**

Light and airy with a full length window to front aspect and fitted with a telephone point.

### **Bathroom**

Beautifully presented bathroom fitted with a three piece suite comprising a panelled bath tub with waterfall mixer tap and mains fed double shower over, square hand wash basin with waterfall mixer tap and Wc with dual flush button both built into vanity, heated towel rail, 'Silavent' extractor, inset dimmer spot lighting and a shaver point.

## **Garden**

The property is fronted by an enclosed secure garden laid to lawn with timber fencing to the boundaries, borders with an array of beautifully presented plants and shrubs and a gravelled seating area, where the double opening 'French' doors from the dining room lead out to. To the rear of the property you will find a sizeable garden again laid to lawn with timber fencing to the boundaries. Additionally benefiting from a beautiful Summerhouse installed in 2024, decked patio area, established rose bushes and a useful timber shed.

## **Driveway**

Gravelled driveway providing off street parking for several vehicles, generous wood store and timber shed (measuring 7'07" x 5'06") and outside tap.

## **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.

## **Tenure**

Freehold.

## **Viewing Arrangements**

Viewing 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.

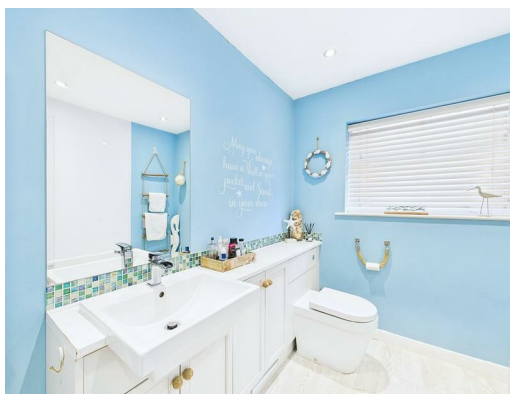
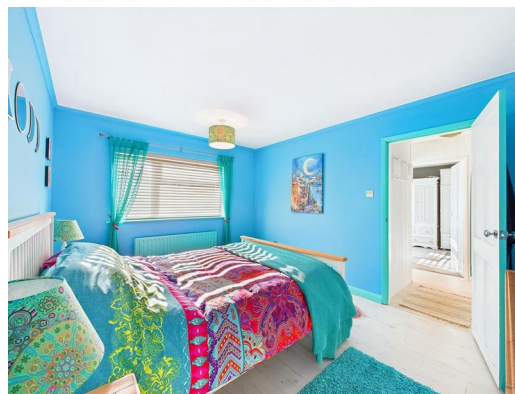
## **Making an Offer**

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.









Approximate total area<sup>(1)</sup>  
1267.98 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 0 Building 1

# Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031) and when you enter Theddlethorpe, take the right hand turning onto Sea Lane and then immediately left onto Brickyard Lane. The Willows can be found a short way along on the left hand side.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 74        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   | 55                      |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

