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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Authorpe Road
South Reston
LN11 8JJ**

**Offers in the Region of
£259,950**

Coming to the market with is this gorgeously quaint two bedroom detached bungalow. With views to die for to the front, this property makes the perfect retire to the countryside property with the convenience of good bus links, a local shop and of course a local pub. Situated centrally between Louth, Alford and Mablethorpe the huddle is never far away but this property of for relaxing and enjoying. Briefly consisting of entrance porch, fitted kitchen, open plan lounge and extended dining room, two double bedrooms and modern shower room. To the rear is an enclosed garden which has a south west aspect, this space can be as low maintenance as you want it to be but currently houses, hedgehog run, barked garden with potted plants and shrubs. The front has large concrete driveway to garage, bin store, stunning landscaped and planted gardens with thousands of pounds worth of plants plus a discreet slab private patio which enjoys the majority of the daily sunshine.

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Entrance porch

4' 5" x 6' 4" (1.35m x 1.93m)

A good sized extended porch to the front has uPVC windows and stable door, blue decor, wood effect vinyl floor and ceiling light.

Kitchen

8' 2" x 10' 11" (2.5m x 3.34m)

Painted grey wall and base units with cream work top over and stainless steel sink drainer. The kitchen has electric hob and extractor, oven grill, fridge and dishwasher with space for washing machine. The room has two uPVC windows with blinds, white tiled splash backs, white decor, wood effect vinyl floor, uPVC frosted door to the porch, radiator and ceiling light.

Lounge

11' 10" x 14' 10" (3.60m x 4.53m)

Open plan to a dining living area that has uPVC window to the rear, grey carpet, blue pattern decor to coving, wall lights and radiator.

Dining room

10' 11" x 9' 7" (3.33m x 2.91m)

Open plan extended part of the house with recessed brick fireplace multi fuel burner in place. This part of the room has two sets of French uPVC doors to the front and back, blue pattern decor, grey carpet, uPVC window, radiator and wall lights.

Hallway

13' 8" x 4' 7" (4.17m x 1.39m)

A central hallway in the property has pale brown decor, complimentary carpet, radiator, uPVC frosted door and window to the rear greenhouse lean to, the area has loft access and wall lights.

Bedroom One

10' 1" x 12' 8" (3.08m x 3.85m)

The slightly bigger of the two double bedrooms, this one is to the front with uPVC window, grey decor with feature wall, the room has brown carpet, radiator and wall lights.

Bedroom Two

10' 2" x 11' 7" (3.10m x 3.54m)

The second double room has blue decor to coving, brown carpet, uPVC window to the rear, pendant light and radiator.

Family Bathroom

6' 4" x 6' 11" (1.92m x 2.12m)

A modern family shower room has enclosed corner shower, vanity sink and matching white WC, grey tiled walls with grey aqua boarding to the shower area. The room has frosted uPVC window, down light, extractor and radiator.

Lean to greenhouse

5' 1" x 20' 5" (1.54m x 6.23m)

The lean to full glazed geenhouse connects the house to the garage and provides space for growing plants or seating.

Garage

17' 2" x 13' 11" (5.24m x 4.23m)

The large garage has access from the back through timber door with metal up and over door for car to the front, there is a glazed wood window, power and light. The garage is brick built with a corrugated roof.

Rear garden

A low maintenance west facing rear garden is mainly laid to bark on a hard surface with a range of potted plants. There is a quality timber fence boundary, some gravel borders with some mature planting with space for a timber shed.

Front garden and patio

The front garden is a source of pride for the current owner who has invested a lot of money time and effort to make it the gorgeous presentation it is today. The garden has concrete path to the front porch that splits right to the driveway and left to a hidden patio area that takes advantage of the daily sun whilst being screened by planting. The gardens are landscaped by a mix of trees bushes and flowering plants to make the garden attractive all year round. The front has metal gate and hedge to create a smart boundary.

Driveway and parking

The property has large driveway for multiple cars and or caravan or such likes. The driveway has a metal gated front and leads to the single garage and has screened brick storage area for bins.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

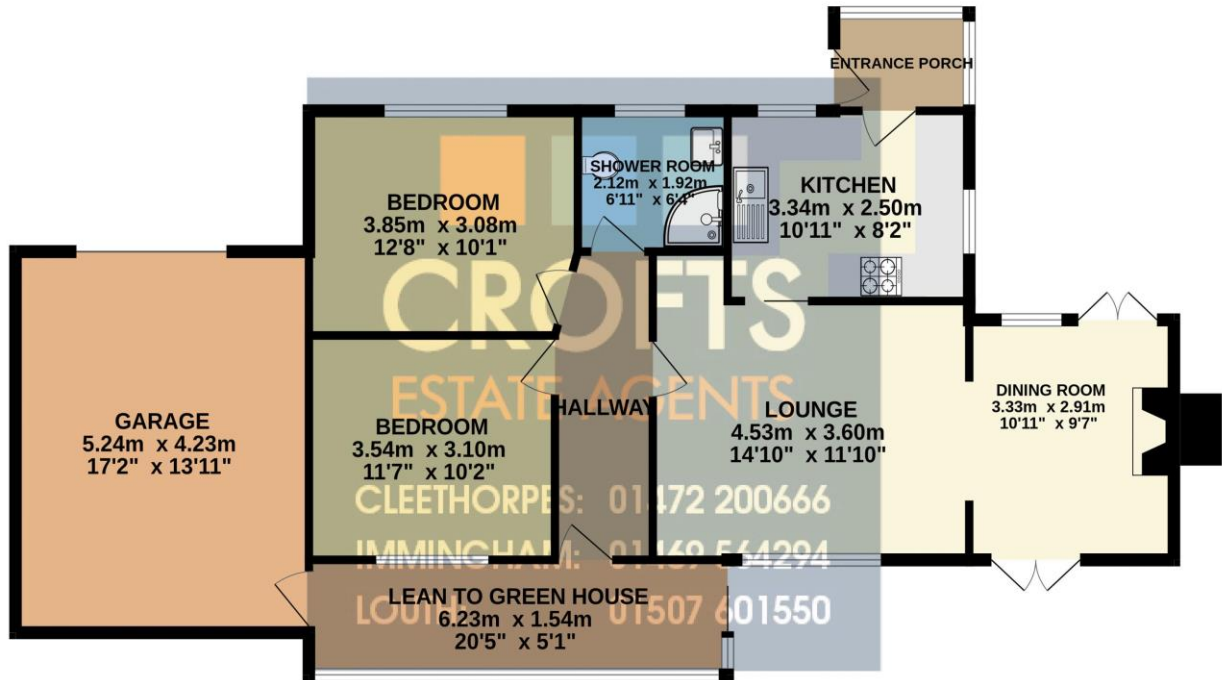
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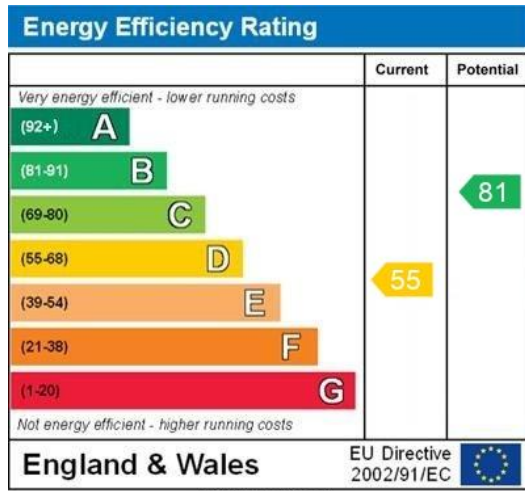
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GROUND FLOOR
102.5 sq.m. (1103 sq.ft.) approx.



TOTAL FLOOR AREA : 102.5 sq.m. (1103 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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