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



South View
Chapel Lane
North Cockerington
LN11 7ET

£330,000

This immaculately presented FOUR BEDROOM detached bungalows on 0.13 acres on Lincolnshire countryside comes to the market with NO FORWARD CHAIN. Superbly refurbished by the former owner, this property comes to the market with modern kitchen breakfast room, family bathroom and en suite shower room. The property has a very flexible layout with any of the three smaller bedrooms offering opportunity for other uses like snug, home office or hobby room to suit the buyers needs. The property boasts good sized gardens to the front with parking for four cars and space for caravan or such likes. The south facing rear garden has lawn, gravel patio and well built timber summer house with power plus shed to complete the ensemble for this super property. A must see property we feel won't be around for long!

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Entrance hall

The entrance hall has uPVC door and side panel both with frosted windows to hall with wood laminate, light grey decor to coving, two radiators, two pendant lights, storage cupboard and loft access.

Lounge

11' 11" x 20' 2" (3.63m x 6.15m)

Large spacious lounge with uPVC windows to two sides, wood laminate flooring, grey decor, open brick fireplace with log burner, white Roman style surround and brick hearth, two radiators and pendant light.

Kitchen breakfast

15' 1" x 10' 4" (4.60m x 3.15m)

A lovely modern matte green kitchen has grey granite effect work top and splash backs returns over, range cooker, one and a half sink drainer, neutral decor integral washing machine and dryer, grey wood laminate flooring, uPVC window and blind to the rear, uPVC frosted door to the side, space to put small table and chairs, down lights, radiator and coving.

Bedroom One

9' 11" x 18' 10" (3.01m x 5.73m)

With grey decor to coving, wood laminate flooring, two uPVC doors, two pendant lights and radiator.

En suite

8' 4" x 3' 10" (2.53m x 1.16m)

With large shower and glass doors, vanity sink and WC, the shower room has fully tiled walls, chrome towel radiator, wood laminate flooring, two down lights and extractor.

Bedroom Two / Snug / Study

11' 10" x 8' 11" (3.61m x 2.72m)

A good sized room that can be used for a variety of things has grey decor and carpet, uPVC window, cover, radiator and pendant light.

Bedroom Three

10' 11" x 8' 10" (3.34m x 2.70m)

The third bedroom has neutral decor and carpet, pendant light, radiator and uPVC window to the rear.

Bedroom Four

8' 11" x 8' 3" (2.72m x 2.51m)

Neutral decor and carpet, pendant light, radiator and uPVC window the rear.

Family Bathroom

5' 3" x 7' 5" (1.61m x 2.25m)

The bathroom has white three piece with electric shower over bath and glass screen. The room has grey wood effect vinyl floor, grey splash back tiling, frosted uPVC with blind, three down lights, extractor and grey radiator.

Rear garden

A good sized south west facing rear garden is laid mainly to lawn with slab path across the back of the house, two gravel patio areas, metal shed and large timber summer house. The rear boundary has planted bushes and shrubs with access to the front of the house to the side.

Front garden and driveway

The front of the house has large tarmac driveway for four cars, expansive lawn area with open fronted driveway and conifer hedge and screening to the front. Access to the rear can be gained to the side.



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 and all viewings are strictly by appointment only please.

Council Tax Information

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

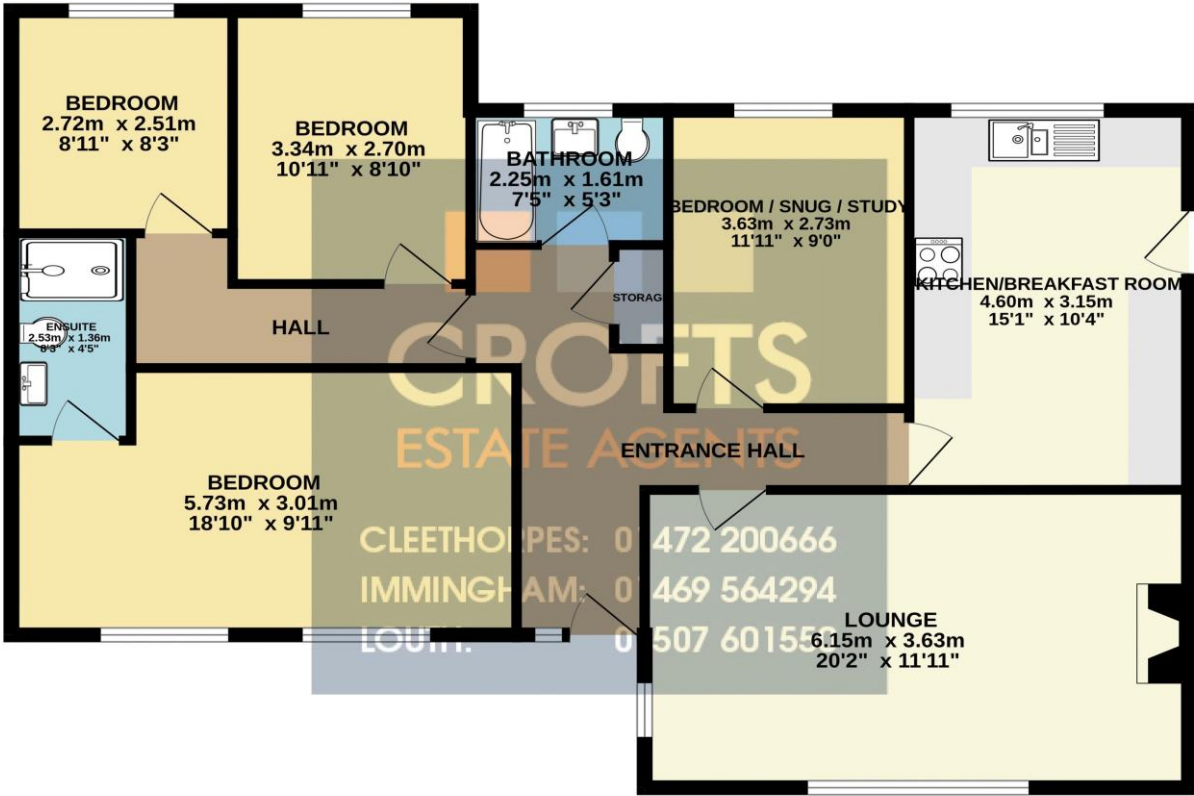




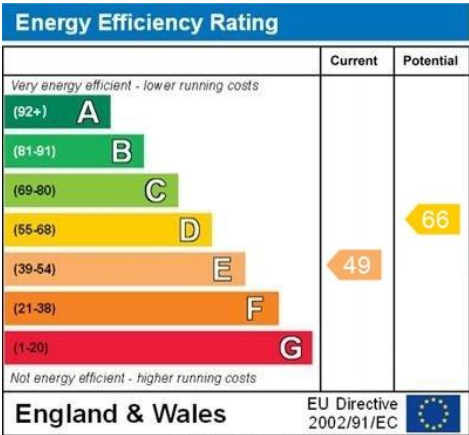
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
102.6 sq.m. (1105 sq.ft.) approx.



TOTAL FLOOR AREA : 102.6 sq.m. (1105 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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