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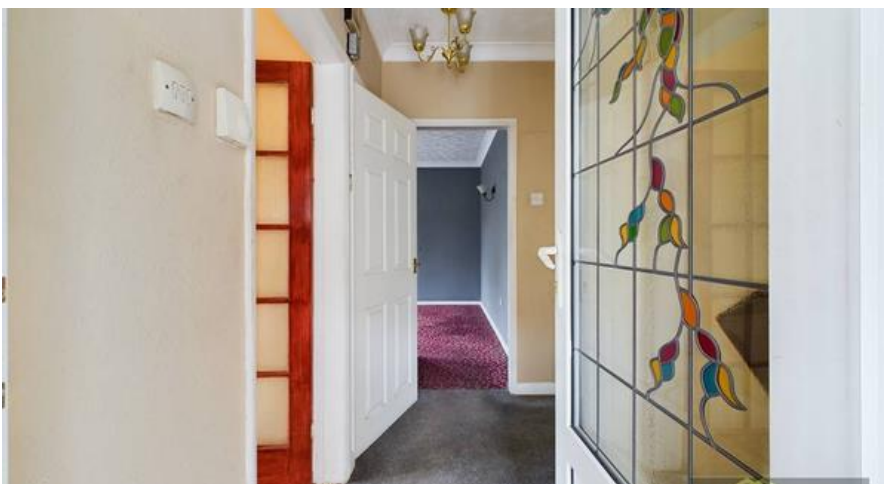


Church Lane , Huttoft



When it comes to
property it must be


lovelle



OIRO £135,000



Lovelles are pleased to present this TWO Bed semi Detached Bungalow situated in the village of Huttoft with no UPWARD CHAIN. The property comprises of Porch, Hall, Kitchen, Lounge, TWO Bedrooms and Shower Room. With Rear Garden , Garage/ Workshop and Driveway.

Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Kitchen
- Lounge
- Shower Room
- Garage/ Workshop
- EPC rating G
- Tenure: Freehold





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Porch

Front door leading into porch, double aspect windows to all elevation and door leading into;

Hall

L Shaped hallway, built in airing cupboard housing the hot water cylinder, loft access , wall mounted thermostat controls, access to all rooms, radiator , coving , textured ceiling and power points.

Kitchen

3.61m x 2.66m (11'10" x 8'8")

Window to front elevation, fitted with a range of base and wall units with worktop over, one and half stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, integral electric oven, space for a fridge and freezer, plumbing for washing machine, part tiled walls, coving , textured ceiling, power points and radiator. There is a cupboard which houses the wall mounted consumer unit and wall mounted condensing boiler.

Lounge

4.88m x 3.66m (16'0" x 12'0")

Bay window to front elevation and window to side elevation, a log burning stove with a wooden mantle, tv aerial, radiator, coving , textured ceiling , power points and wall lights.

Bedroom One

4.62m x 3.64m (15'2" x 11'11")

Window and door to rear elevation, Double bedroom, telephone point, coving, textured ceiling and radiator.

Bedroom Two

2.69m x 2.99m (8'10" x 9'10")

Windows to rear and side elevation, radiator, power point, coving and textured ceiling.

Shower Room

1.91m x 1.85m (6'4" x 6'1")

Obscure window to side elevation, fitted with a three piece suite comprising of a wet room design with electric shower over, pedestal wash hand basin and WC with cistern lever, part tiled walls, extractor fan, coving and textured ceiling.

Rear Garden

To the rear you will find a privately enclosed low maintenance paved rear garden with fencing to all boundaries. The rear garden features an array of shrubbery and a timber garden shed.

Garage/ Workshop

With up and over door, power and lighting.

Due to the car port it is not possible to park car in garage

Front

To the side of the property you will find an ample paved driveway allowing several vehicles to park. There is also a car port. To the front of the property is a low maintenance gravelled front garden with fencing to the front defining the boundary.

Location

From our office on Victoria Road , Head south-east on Victoria Road/A52 towards The Boulevard and continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52,Continue to follow A52 for 3.8 miles. Turn right onto Church Lane and follow the road round number 14 is identified on the right hand side.

Services

The property has LPG central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services.

The property is placed in Tax band A

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

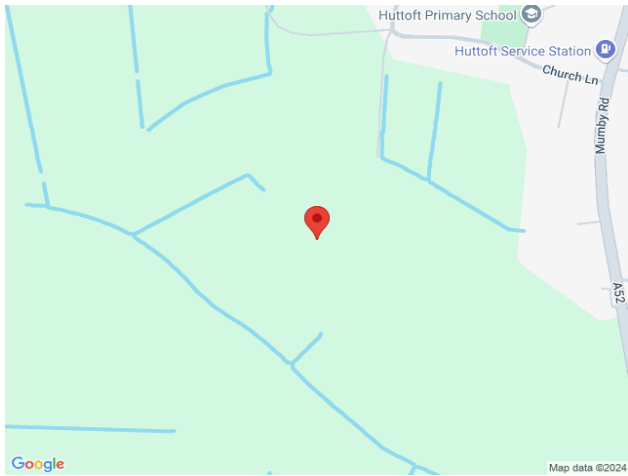
Directions

The village of Huttoft which is located a few miles in from the coast. The village has amenities including petrol station, village store, pub and primary school. Huttoft is located on the A52 six miles from the coastal resort of Mablethorpe and 11 miles to the coastal town of Skegness.









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