



# CHOICE PROPERTIES

*Estate Agents*

Corner House Authorpe Road,  
South Reston, LN11 8JJ

Reduced To £295,000



**\*\*\*OUR VENDORS ARE MOTIVATED TO SELL AND HAVE REDUCED THEIR LOVELY HOME FROM £365,000 - £295,000\*\*\*** WORDS CANNOT DESCRIBE WHAT A BARGAIN THIS CHARACTERFUL HOME IS - WITH NO ONWARD CHAIN EARLY VIEWING IS ADVISED. This most charming, detached three bedroom house with two en-suites, located on a spacious corner plot. The property further benefits from open plan kitchen/diner and sits proudly upon attractive and well tended gardens to the front and rear.

Offering generously proportioned rooms throughout with a flexible layout, this beautifully maintained accommodation comprises:-

### **Entrance Hall**

5'7" x 6'0"

Tiled flooring, boiler and programming controls, doors to shower room and dining room.

### **Reception Room**

18'10" x 12'1"

Spacious, light and airy reception room, propane gas cylinder heater in the style of a multi-fuel burner with tiled hearth and wooden mantle, TV Aerial point, wooden beams to ceiling, triple aspect windows, oiled fired radiator.

### **Dining Room**

12'1" x 12'4"

Electrical heater in the style of a multi-fuel burner set into bricked surround with tiled hearth and wooden mantle, wooden flooring, oil fired radiator, opening into:-

### **Kitchen**

12'1" x 11'7"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker point, tiled flooring, partly tiled walls, triple aspect windows, under stairs storage, staircase to the first floor.

### **Sun Room**

6'4" x 17'2"

Polycarbonate roof, tiled flooring, door to rear aspect leading into the garden, oil fired radiator, door to:-

### **Laundry Room**

6'4" x 5'5"

Plumbing for a washing machine, space for a tumble dryer.

### **Bedroom 1**

12'1" x 12'1"

Spacious double bedroom, oil fired radiator, door to:-

### **En-suite Bathroom**

9'6" x 5'11"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, close coupled wc, tiled splash backs.

### **Bedroom 2**

12'1" x 11'10"

Spacious double bedroom, oil fired radiator, door to:-

### **En-suite Bathroom**

6'4" x 11'6"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, close coupled wc, tiled splash backs.

### **Bedroom 3**

6'6" x 12'3"

Single bedroom, oil fired radiator.

### **Shower Room**

6'2" x 6'0"

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with single taps, close coupled wc, tiled walls and flooring, extractor fan.

## **Driveway**

Gravelled driveway providing off road parking for several vehicles,

## **Garage**

17'05" x 11'05"

Double opening doors to the front aspect, power and lighting.

## **Garden**

The property sits proudly upon beautifully well tended gardens and is fronted with timber fencing, with double opening gates providing access onto the driveway, with a single pedestrian gate leading down towards the front entrance door. The front garden is gravelled and laid to lawn and features an abundance of colourful plants, trees and shrubbery throughout. To the rear of the property you will find a privately enclosed and low maintenance garden which features a paved patio seating area and a further raised decked seating area, ideal for relaxing in the sunshine or dining Alfresco. There is also a further garden to the side of the garage which would be ideal for further seating or for vegetable beds and plants. A gate to the side of the property provides access to the front garden.

## **Tenure**

Freehold.

## **Council tax**

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 D.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **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.

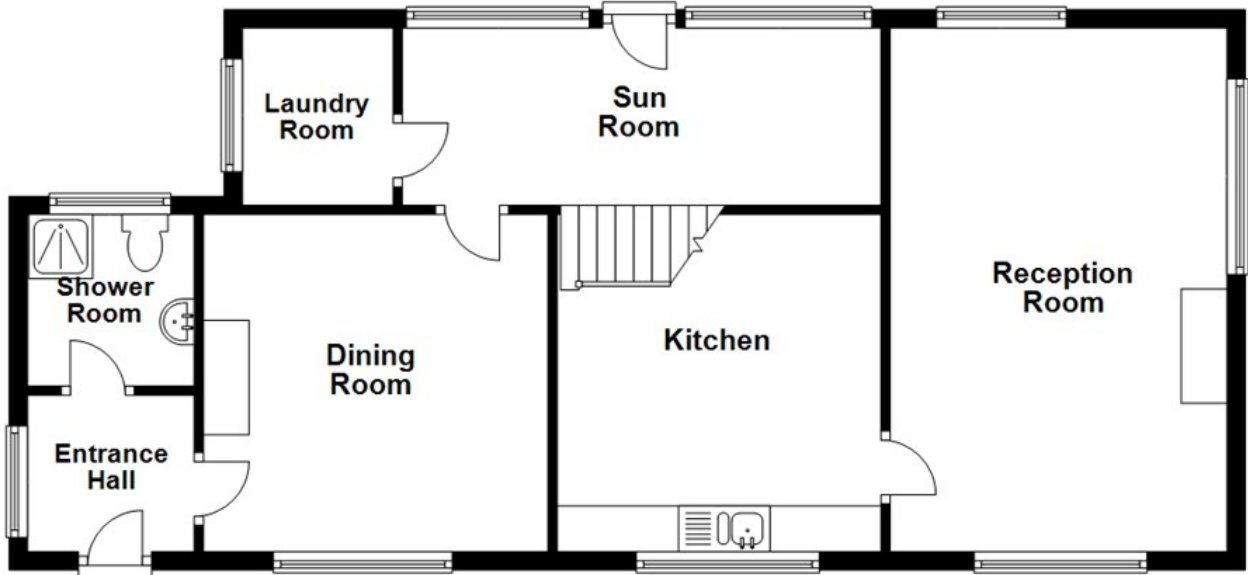
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



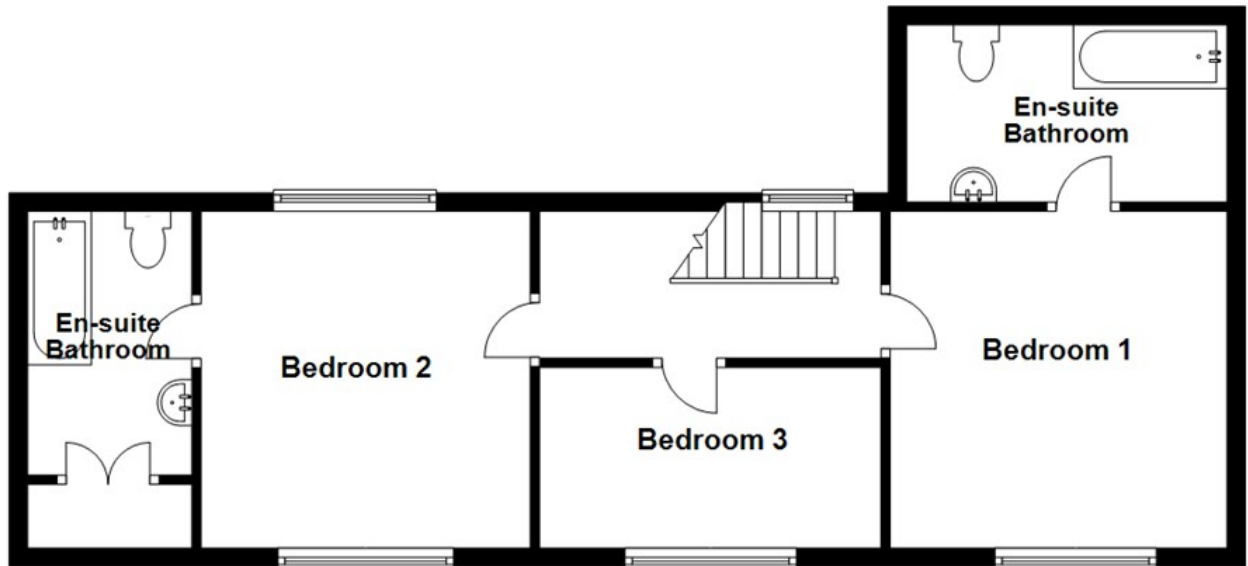




**Ground Floor**



**First Floor**



# Directions

As you enter the village the village of South Reston, go past the Wagon and Horses which is located on the left hand side. Continue down the road and as you reach the bend, Corner House can be found immediately on your right hand side.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 78        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-60) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         | 32        |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-60) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

