



# CHOICE PROPERTIES

*Estate Agents*

Turf Moor Bank End,  
North Somercotes, LN11 7LN

Price £375,000



Choice Properties are delighted to offer for sale this superb and spacious three bedroom detached bungalow, situated in the most sought after location, just a short distance from the thriving village centre of North Somercotes and all the local amenities. The property further benefits from impressive loft rooms, garage with workshop workshop and stands proudly upon an attractive and generously sized garden. Early viewing is highly advised.

Offering generously proportioned rooms and a flexible layout, the beautifully presented and abundantly light and bright accommodation comprises:-

### **Hallway**

14'9" x 7'7"

L-Shaped hallway, wall mounted thermostat controls.

### **Reception Room**

19'11" x 14'10"

Feature fireplace set into wooden surround, TV Aerial point, telephone point, sliding patio door to the rear aspect leading out into the beautiful garden.

### **Kitchen**

19'11" x 11'5"

Fitted with a range of stylish wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral oven and microwave, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for a washing machine and dishwasher, wall mounted combination boiler, wall mounted fuse box, pedestrian door to the side aspect.

### **Bedroom 1**

13'3" x 15'2"

Spacious double bedroom, built in featured storage wardrobes.

### **Bedroom 2**

13'3" x 11'0"

Spacious light and airy bedroom.

### **Dining room/Bedroom 3**

10'1" x 11'2"

Spacious double bedroom but can also be used as a dining room, providing ample lighting.

### **Bathroom**

10'8" x 11'0"

Fitted with a four piece suite comprising corner bath with single stainless steel taps, corner shower cubicle with mains shower over, wash hand basin with mixer taps set into large vanity unit with featured mirror and inset spot lights, tiled splash backs.

### **Loft Room 1**

12'11" x 11'3"

Spacious room providing numerous uses.

### **Store Room**

3'11" x 11'3"

Providing lots of storage, shelving.

### **Loft room 2**

9'11" x 11'3"

Spacious double room.

### **Loft Space**

20'3" x 11'3"

Two thirds boarded, providing ample storage.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

## **Garage**

34'0" x 11'4"

Up and over door, power and lighting, pedestrian door to the side aspect leading to:-

## **Workshop**

11'4" x 5'11"

Power and lighting, pedestrian door to the front aspect.

## **Garden**

The property stands proudly upon the most beautiful and well maintained gardens. The rear garden is privately enclosed with hedging to the borders and features an abundance of plants, trees and shrubbery throughout. There is a featured raised brick seating area in the centre of the neatly laid to lawn garden which is ideal for soaking up the sunshine or Alfresco dining. There is also a paved patio seating area located outside the reception room with featured steps leading onto the lawn. The front garden can be accessed by either side of the bungalow.

## **Tenure**

Freehold.

## **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.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

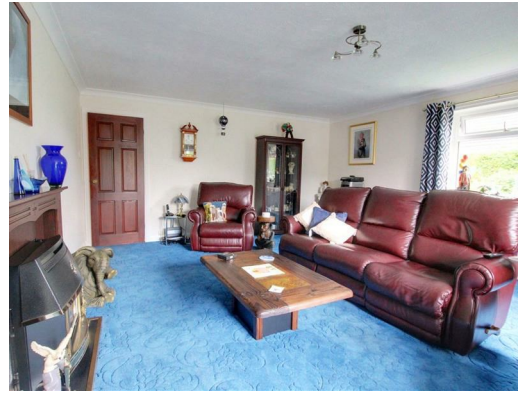
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

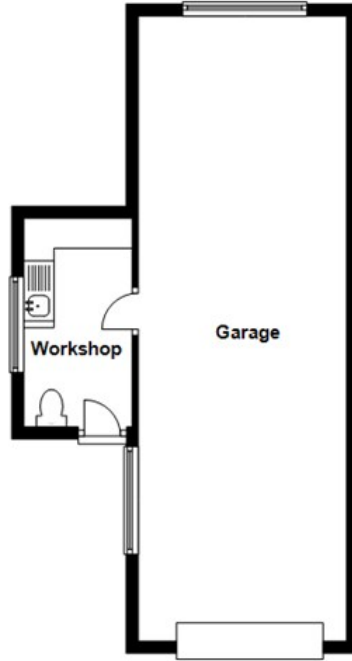
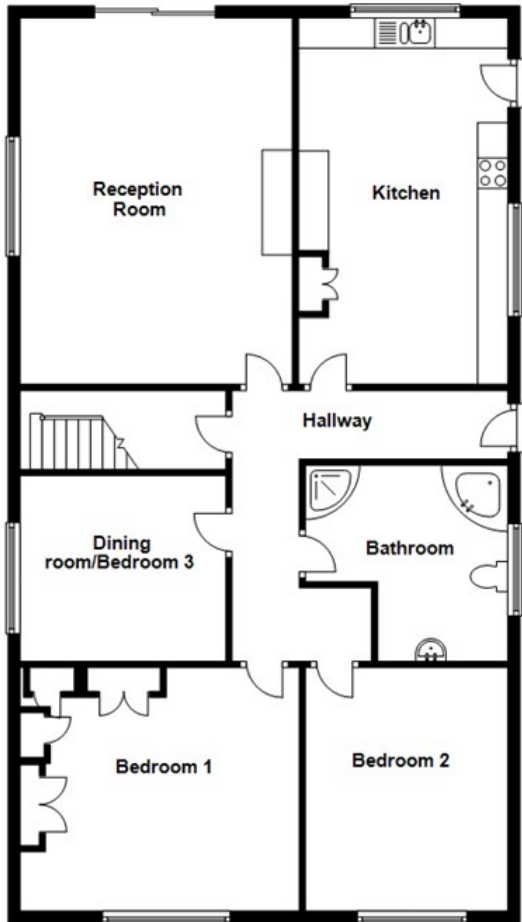
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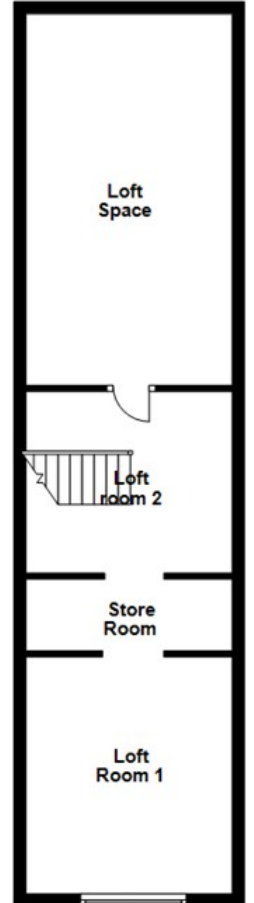




Ground Floor



First Floor



# Directions

Once you enter the village of North Somercotes, continue onto Keeling Street. Go past the Axe & Cleaver pub which is located on your left hand side and then take the first right onto Jubilee road. At the bottom of Jubilee Road turn left onto Bank End. Continue down this road a Turf Moor can be found towards the end of the lane on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E		42	58
(21-38) F			
(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	

