



CHOICE PROPERTIES

Estate Agents

Jasmin Willerton Road,

North Somercotes, LN11 7NH

Reduced To £299,950



Choice Properties are delighted to bring to the market this deceptively spacious three bedroom detached bungalow, situated in the sought after village of North Somercotes. The property further benefits from two reception rooms, bathrooms to both floors and driveway with garage. Viewing is highly recommended to appreciate the accommodation on offer.

Offering a flexible layout throughout, the spacious accommodation comprises:-

Porch

Open bricked porchway with door leading into:-

Kitchen

18'7" x 10'0"

Fitted with a range of wall and base units with worktops over, one bowl resin sink unit with drainer and mixer taps, range cooker with featured stainless steel extractor hood over, space for freestanding fridge/freezer, plumbing for a washing machine and dishwasher, space for freezer, window to the side aspect, tiled flooring, partly tiled walls.

Dining Room

10'0" x 14'1"

Ample space for a dining table.

Hallway

10'6" x 11'6"

Staircase to the first floor, built in airing cupboard, wall mounted thermostat controls, under stairs storage.

Reception Room

12'1" x 17'8"

Coal fire set into featured timber surround, dual aspect windows, TV Aerial point, telephone point, sliding patio doors leading into:-

Conservatory

12'1" x 6'5"

Triple aspect windows, polycarbonate roof, door to the side aspect leading into the garden.

Bedroom 2

6'7" x 14'1"

Window to the side aspect.

Bedroom 3

7'11" x 10'6"

Window to the side aspect.

Bathroom

10'2" x 6'5"

Fitted with a four piece suite comprising corner shower cubicle with mains shower over, corner bath with single taps, wash hand basin with single taps set into vanity unit, close coupled w.c., tiled walls and flooring.

Lobby

Doors to bedroom and bathroom.

Bedroom 1

14'4" x 10'6"

Spacious master bedroom, two velux windows, door to:-

Dressing Room

7'7" x 10'6"

Providing ample storage or impressive dressing room, velux window.

Upstairs bathroom

6'8" x 10'6"

Fitted with a three piece suite comprising corner bath with mixer taps and mains shower attachment over, pedestal wash hand basin with single taps, close coupled w.c., eaves storage, inset spot lights to the ceiling.

Driveway

Paved driveway providing off road parking.

Garage

18'0" x 9'1"

With up and over door, power and lighting, pedestrian door to the rear aspect.

Garden

The property is fronted by a low maintenance gravelled garden with a circular paved seating area to the centre and bricked flower beds to the borders. A timber gate to the side of the bungalow provides access to the privately enclosed rear garden which is also paved for ease of maintenance and features an abundance of plants, trees and shrubbery to the borders. The garage can also be accessed via a pedestrian door in the garden.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

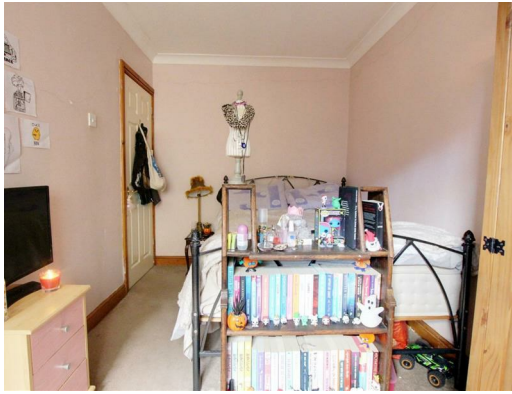
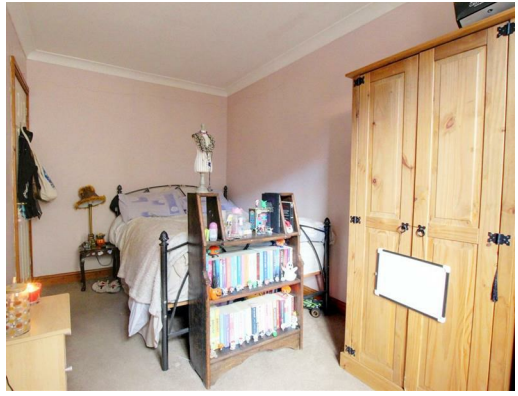
Opening hours

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

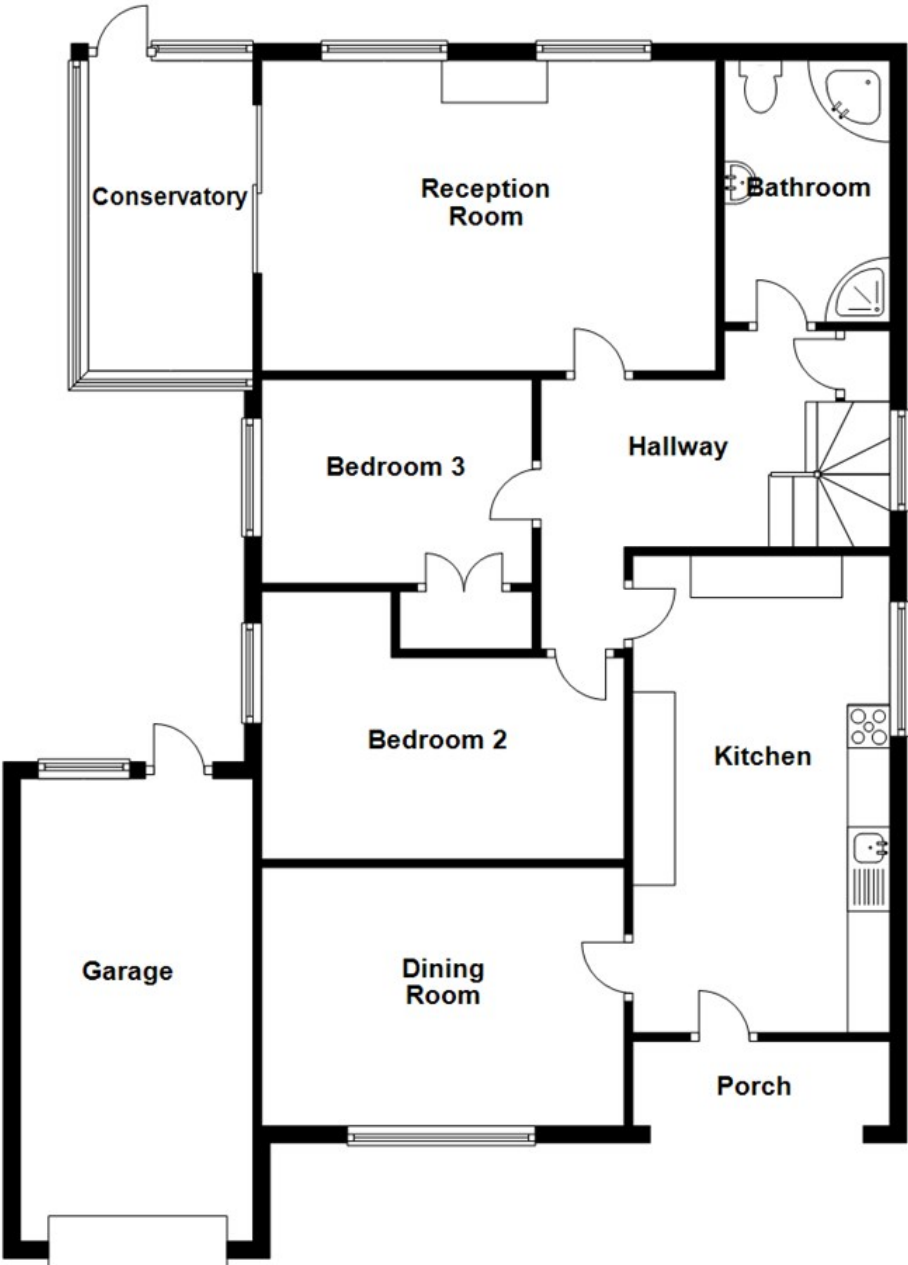
Saturday 9.00 a.m. to 3.00 p.m.

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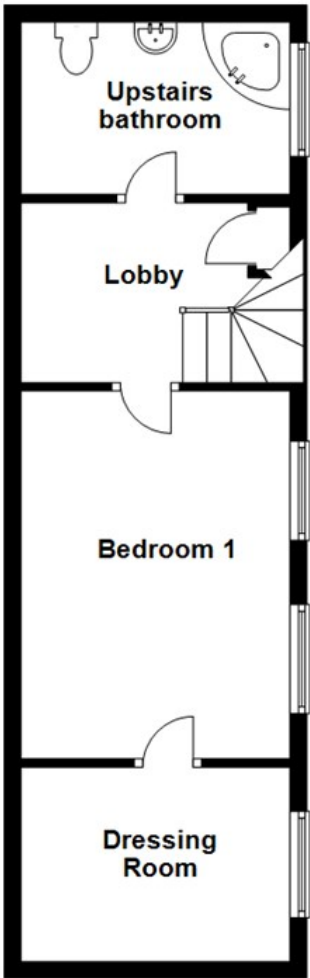




Ground Floor



First Floor



Directions

Once you enter the village of North Somercotes, continue onto Keeling Street. Then take your second right onto Churchill road. Then turn right onto Willerton Road and 'Jasmin' can be found immediately 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

