



# CHOICE PROPERTIES

*Estate Agents*

Kirkella South View Lane,  
South Cockerington, LN11 7ED

Price £298,000



Choice Properties are delighted to present this immaculate two bedroom detached bungalow, occupying a most pleasant position in the sought after, rural village of South Cockerington. This impressive property further benefits from a driveway, garage and open views to the rear. Early viewing is advised.

This abundantly light and bright internal accommodation comprises:

### **Entrance Hall**

4'5" x 4'10"

uPVC front entrance door. Loft access. Two storage cupboards. Spot lighting.

### **Reception Room**

10'5" x 19'2"

Light and airy reception room with dual aspect windows. Wall mounted electric feature fireplace.

### **Kitchen**

10'6" x 12'1"

Fitted with wall and base units with work surfaces over, one and a half bowl ceramic sink and drainer with mixer tap, plumbing for washing machine, cooker point with extractor over. Oil fired boiler. Part tiled walls. Tiled flooring. Spot lighting.

### **Conservatory**

11'2" x 13'1"

With polycarbonate roof.

### **Bedroom 1**

10'6" x 11'11"

Spacious double bedroom. Double opening 'French' style patio doors to the garden.

### **Bedroom 2**

10'5" x 11'11"

Spacious double bedroom.

### **Bathroom**

5'9" x 11'11"

Fitted with four piece suite comprising panelled bath tub with taps over, shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Part tiled walls. Spot lighting.

### **Driveway**

Providing off road parking.

### **Garage**

With up and over door.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn with the addition of a patio area and decking area. This impressive garden further benefits from open views to the rear.

### **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**

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.







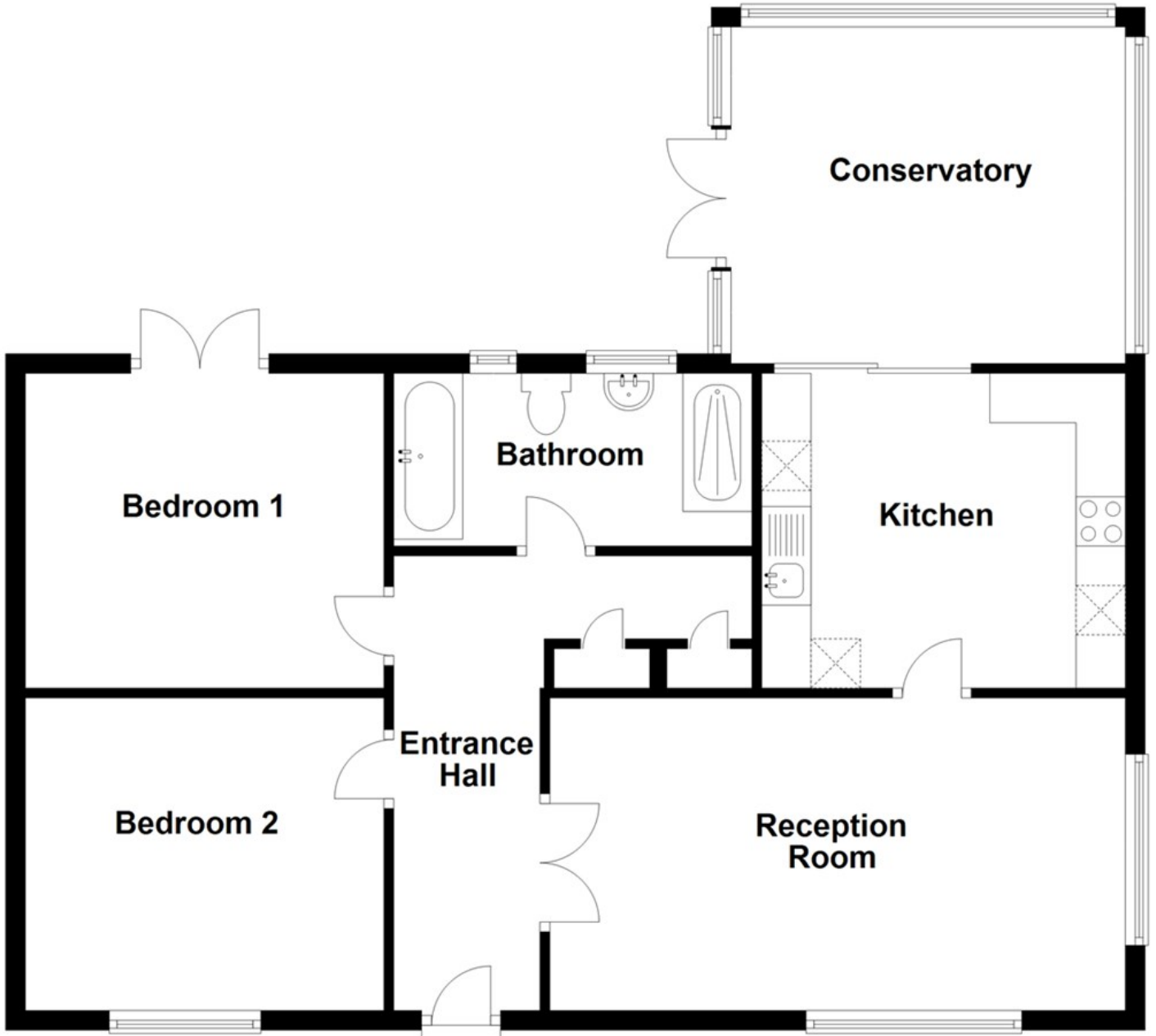






## Ground Floor

Approx. 86.1 sq. metres (927.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 sq. feet)



# Directions

For directions to the property please use the postcode LN11 7ED.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-60) D			62
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

