



CHOICE PROPERTIES

Estate Agents

Hillside Cottage North End Crescent,
Tetney, DN36 5LZ

Offers In The Region Of £215,000



****OFFERS INVITED**** Choice Properties are delighted to bring to market this superb three bedroom cottage located on North End, Tetney. This stunning traditional cottage is packed to the brim with character from the moment you enter the front door. With a generously sized fully enclosed garden the property offers an abundance of peace and tranquillity. With no onward chain early viewing is highly advised.

With the additional benefit of gas central heating, mains drainage and beamed ceilings throughout the ground floor, the well presented internal living accommodation comprises:-

Entrance Hall

4'1 x 4'5

With hardwood entrance door and tiled flooring. Window to front and side aspect. Radiator.

Hallway

15'0 x 6'7

With bow window to side aspect. Cottage door to staircase with rope banister leading to the first floor landing. Under stair storage cupboard. Radiator. Power points. Window and sliding door to:-

Living Room

15'3 x 11'8

With UVPC bow window to front aspect. Electric log burner with stone hearth and surround. Fitted wall mounted storage unit. Radiator. Power points. Tv aerial point. Door to:-

Kitchen

11'3 x 12'0

Fitted with hardwood wall and base units with work surfaces over. Four ring electric hob. Belfast sink with mixer tap and wooden drainer. Plumbing for washing machine. Space for fridge freezer. Stable door to garden. Radiator. Power points. Door to:-

Bathroom

8'3 x 5'9

Fitted with tiled bath with shower over and wash hand basin set over vanity unit with mixer tap. Fully tiled walls. Chrome heated towel rail. Radiator. Access to loft. UVPC window to side aspect. Cottage door to:-

WC

2'7 x 5'10

Fitted with a push flush w.c. Part tiled walls. Wall mounted vanity units.

Bedroom 1

7'2 x 14'10

Two storage cupboards with one housing fully serviced 'Ideal' combi boiler. UVPC window to side aspect. Radiator. Power points.

Landing

3'8 x 4'3

Power point. Cottage door to:-

Bedroom 2

13'4 x 11'11

UVPC bow window to front aspect. Fitted hardwood wardrobe. Radiator. Power points.

Bedroom 3

9'1 x 6'9

UVPC window to side aspect. Radiator.

Garage

Single garage fitted with power and lighting and up and over garage door. Pedestrian access door to the side.

Gardens

To the side of the property is a spacious, fully enclosed, and private laid to lawn garden which is supplemented with a plethora of mature trees, plants, and shrubs which add a variety of colour and warmth to the garden. The garden also benefits from various features such as a fully functioning traditional garden lamp and a well which adds life and a homely feel. The gardens also boasts outbuildings and a greenhouse which is fitted with electrics. At the far end of the garden you will find the driveway and garage with a paved footpath leading you all the way.

Driveway

Adjacent to the garden is a part paved part gravelled driveway with space for 2 vehicles.

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 B.

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾
865.42 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From Louth head North along the A16 for 9 miles then turn right onto Station Road. Head along station road for 1.75 miles then turn left onto Holton Road and then immediately right onto North End Crescent. Continue for 100m and you will find Hillside cottage on the corner of the junction with North End Road.

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		
(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		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

