



# CHOICE PROPERTIES

## *Estate Agents*

Ferncroft Chapel Lane,

Donington-On-Bain, LN11 9TN

Reduced To £349,500



Choice properties are delighted to bring to the market this expansive and well maintained three bedroom (1 en-suite) detached bungalow, situated in the most sought after and peaceful location. The property further benefits from driveway with garage and sits proudly upon a generously sized and attractive plot to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light accommodation comprises:-

### **Hallway**

5'7" x 24'4"

Enter via uPVC double glazed entrance door to the front aspect, spacious hallway, wooden flooring.

### **Reception room**

19'2" x 13'8"

Open plan to the dining room, open fire set into featured bricked surround, TV Aerial point, telephone point, fully carpeted.

### **Dining room**

11'10" x 10'00"

Open plan to the reception room, ample room for a dining table, fully carpeted.

### **Kitchen**

13'9" x 9'7"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral double cooker, four ring gas hob with stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, opening into:-

### **Sun room**

14'11" x 8'2"

With dual aspect windows overlooking beautiful views of the garden, polycarbonate roof, tiled flooring, pedestrian door to the side aspect leading into the garden.

### **Bedroom 1**

16'7" x 11'11"

Spacious double bedroom, fully carpeted, door to:-

### **En-suite shower room**

4'5" x 9'5"

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin, w.c., tiled walls, extractor fan.

### **Bedroom 2**

11'9" x 12'8"

Spacious double bedroom, fully carpeted.

### **Bedroom 3**

11'9" x 8'5"

Double bedroom, fully carpeted.

### **Bathroom**

8'3" x 6'6"

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with single taps, w.c., fully tiled walls.

### **Driveway**

Paved and gravelled driveway providing off road parking for several vehicles.

### **Garage**

9'3" x 19'1"

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

## **Garden**

The property benefits from a fully enclosed rear laid to lawn garden with fencing to the perimeter. The garden benefits from featured patio areas which provide the perfect place for outdoor seating. The garden is also south facing allowing it to enjoy the sun all day long. The rear garden also features a variety of plants trees and shrubbery which add and abundance of life and colour to 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](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.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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**

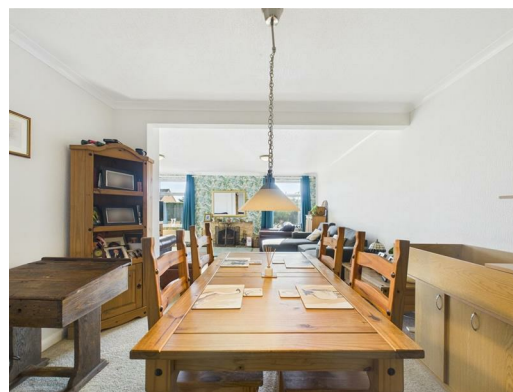
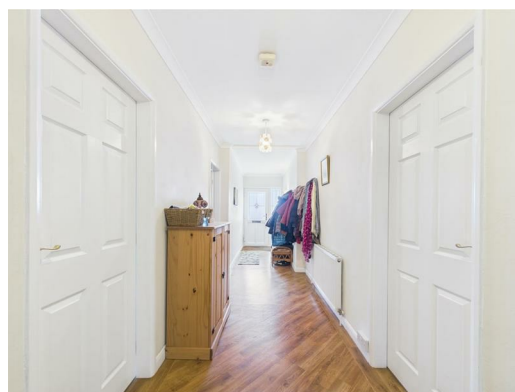
Viewing by Appointment through Choice Properties, Alford - Tel 01507 860033.

## **Opening hours**

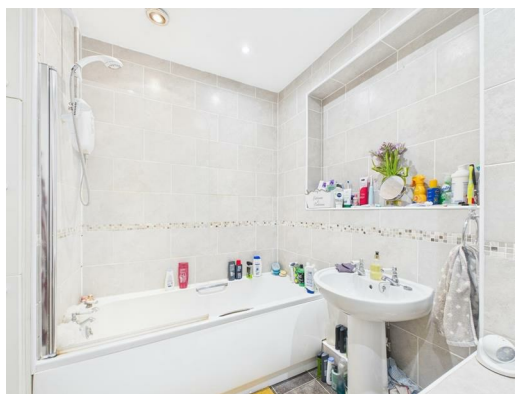
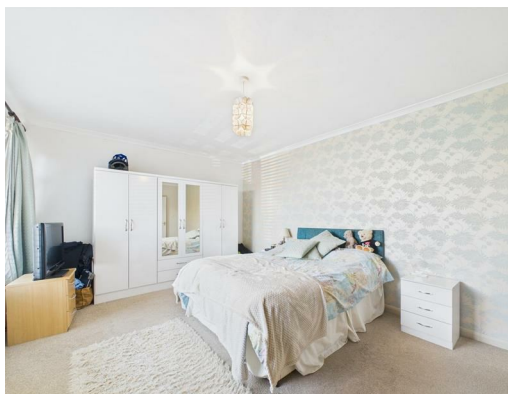
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

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 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1524.49 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From St James Church head South along Upgate until you reach the crossroad with the traffic lights where you turn right onto Horncastle Road. Continue for 1 miles then turn right onto Halfpenny Lane. Continue for 4 miles then head straight over at the crossroads and continue for a further 1.5 miles then turn right onto Station Road. Continue for 1 mile then turn left onto Chapel Lane and you will find the property on your left 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 <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	

