



CHOICE PROPERTIES

Estate Agents

10 Jacobs Close,
Utterby, LN11 0GJ

Price £465,000



****CHAIN FREE**** Choice Properties are delighted to bring to market this stunning four bedroom (one ensuite) detached residence located on Jacobs Close in the charming village of Utterby situated on the edge of the Lincolnshire Wolds AONB. The contemporary property is completed to a high specification throughout and boasts additional features such as underfloor heating, laminated glass uPVC double glazed windows, and solar panels. The interior of the property is generously proportioned and abundantly bright and airy and is comprised of a open plan kitchen/living/dining area, living room, utility, downstairs wc, four bedrooms (one ensuite), family bathroom, and a dressing area. To the exterior, the property boasts a double garage with annex over, a well manicured garden, and a spacious driveway. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating, uPVC double glazed laminated glass windows, underfloor heating throughout the ground floor, solar panels, and blind and light fittings remaining, the generously proportioned and immaculately presented internally living accommodation comprises:-

Hallway

13'4 x 9'1

With composite entrance door. Staircase with oak bannisters leading to first floor landing. Understairs storage cupboard housing thermostat. Power points. Dual aspect uPVC windows. Thermostat. Oak internal door to open plan kitchen/living/dining room. Oak internal door leading to:-

Living Room

18'7 x 13'4

With large walking uPVC bay window to front aspect. Space for electric fireplace. Thermostat. Power points. Ethernet point.

Open Plan Kitchen/Living/Dining Room

12'7 x 32'3

The modern kitchen is finished to a high specification with sleekly designed wall and base units which are topped with a Quartz worksurface which incorporates the sink unit and drainer. A central island can also be found with base units being topped by a quartz worksurface. The kitchen further benefits from modern appliances throughout including a five ring ceramic hob with slanted extractor hood over providing extra headroom, an integral wine cooler, a twin integral oven, an integral fridge freezer, and an integrated dishwasher. Large open dining area with space for a large dining room table. Spot lighting. Large walk-in uPVC bay window to rear aspect with uPVC French door leading to the garden. Power points. Tv aerial point. Thermostat. Ambient lighting. Internal door to:-

Utility Room

10'4 x 9'2

Fitted with wall and base units with quartz work surfaces over. Fitted storage cupboard housing the consumer unit. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. Power points. Thermostat. Composite external door leading to garden. Oak internal door leading to:-

WC

2'9 x 8'2

Fitted with a wash hand basin with brass mixer tap set over rose pink vanity unit and a push flush wc. Frosted uPVC window to front aspect.

Landing

3'3 x 26'9

With oak internal doors to all first floor rooms. uPVC window to side aspect. Radiator. Power points.

Bedroom 1

11'5 x 13'4

Double bedroom. Power points. Oak internal door to ensuite. Opening to:-

Dressing Area

5'1 x 13'4

Double bedroom with two fitted wardrobes. Large uPVC window to front aspect. Radiator. Power points.

Ensuite Shower Room

11'0 x 5'9

Fitted with a three piece suite comprising of a fully tiled walk-in shower with rainfall and traditional shower attachments, wash hand basin over vanity unit with mixer tap, and a push flush wc. Infrared touch back lit mirror. Radiator. Frosted uPVC window to front aspect.

Bedroom 2

10'9 x 11'8

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 3

10'9 x 11'0

Double bedroom with uPVC window to rear aspect. Radiator. Power points.

Bedroom 4

10'9 x 9'2

Double bedroom with uPVC window to rear aspect. Radiator. Power points.

Bathroom

11'9 x 8'11

Fitted with a four piece suite comprising of a large freestanding double ended ceramic bath with brass waterfall mixer tap, fully tiled shower cubicle with traditional and rainfall shower attachment, his and hers ceramic wash hand basins set over vanity unit with tiled splashback and mixer taps, and a push flush wc. Part tiled walls. Radiator. uPVC to front aspect.

Annex Hallway

4'0 x 2'11

With composite entrance door. Tiled flooring. Staircase to annex.

Annex

10'6 x 21'9

Fitted with under eaves storage and velux windows. Power points.

Garage

18'1 x 18'7

Detached brick built double garage fitted with power and lighting and two electric roller garage doors.

Gardens

To the rear of the property is a fully enclosed laid to lawn garden with fencing and hedges to the perimeter. The garden further benefits from a patio area that provides a perfect place for outdoor seating. The garden also boasts plenty of mature plants and shrubbery which add life and colour to the garden. The oil boiler and tank can also be found in a fenced off area of the rear garden.

Driveway

Spacious gravelled driveway providing off the road parking for multiple large 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 E.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

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

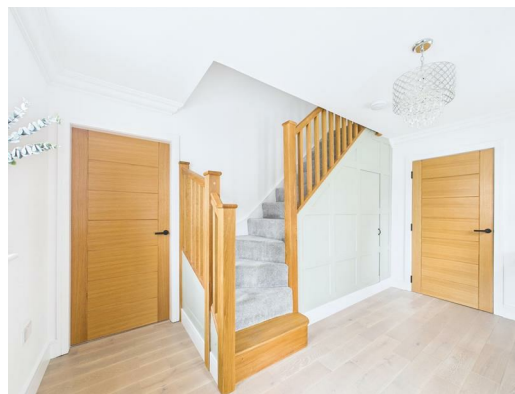
Saturday 9.00 a.m. to 3.00 p.m.

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.

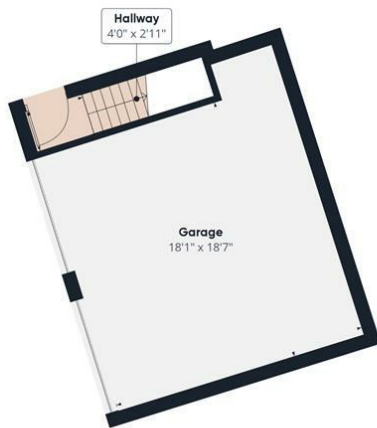




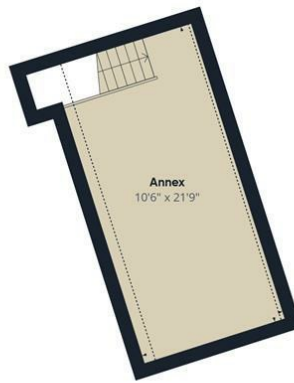
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area^m
4259.45 ft²
Reduced headroom
23.68 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Exit Louth via Grimsby Road and head onto the A16 towards Grimsby. Continue for 3.5 miles into the village of Utterby and then turn right onto Chapel Lane. Take your second right on Jacobs Close and you will find the property a short way along on your right hand side.

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

