



CHOICE PROPERTIES

Estate Agents

Newlands South View Lane,
South Cockerington, LN11 7ED

Price £425,000



Nestled in the tranquil village of South Cockerington, this charming detached bungalow on South View Lane offers a perfect blend of comfort and elegance. With three well-proportioned bedrooms, this spacious home is ideal for families or those seeking a peaceful retreat.

The property is beautifully presented, showcasing a warm and inviting atmosphere throughout. The generous living spaces are designed for both relaxation and entertaining, making it a wonderful place to create lasting memories. The well-manicured gardens provide a private oasis, perfect for enjoying the outdoors in a serene setting.

In addition to its appealing interiors, the bungalow features a double garage, offering ample space for vehicles and additional storage.

With the advantage of Oil Fired Central Heating & UPVC Double Glazing this spacious well laid out internal accommodation consists of :-

Front entrance door to:

Hallway

20'2" x 12'1" to widest dimensions

2 radiators. Programmer and thermostat controls for the central heating. Fitted cloaks cupboard. Access to the loft area with pull down ladder.

Lounge

20' x 12'10"

Wood burner. Wall lighting. 2 radiators.

Dining Room

11'1" x 10'1"

Radiator. Open plan leading through to:

Conservatory

10'11" x 10'4"

2 radiators. Tiled floor. Double opening doors leading out to the rear garden.

Kitchen

15'11" x 10'11"

Fitted wall and base units with work surfaces over. Ceramic sink unit and drainer with mixer taps. Integrated dishwasher, double electric oven and electric hob. Radiator. Spot lighting.

Utility Room

9'11" x 7'10"

Fitted wall and base units with work surfaces over. Ceramic sink with mixer taps. Plumbing for washing machine. Spot lighting. Side door leading out to the driveway. 'Worcester' Oil boiler which supplies the central heating and hot water.

Bedroom 1

14'3" x 13'9"

Fitted wardrobes with bridging unit. Radiator. Double opening doors leading out to the rear patio and garden. Door to:

En-suite

9'11" x 6'

With three piece suite which consists of a large shower enclosure with mixer shower, wash hand basin and w.c. heated towel rail. Part panelled walls. Extractor fan. Spot lighting. Fitted storage.

Bedroom 2

11' x 10'10"

Radiator.

Bedroom 3

12'9" x 10'10"

Radiator.

Bathroom

7'10" x 7'

With four piece suite which consists of a panelled bath, wash hand basin, w.c. and shower enclosure with mixer shower. Fully tiled walls. Radiator. Extractor fan.

Driveway

Spacious driveway with turning space and ample parking for several vehicles.

Garage

Detached double garage with roller garage door and personal side door. Power and lighting.

Gardens

To the front of the property is a well presented garden laid to lawn with feature planting. To the rear is a privately enclosed garden with a spacious paved patio area. Fish pond. Decking with summerhouse. Lawn and feature planting.

Tenure

Freehold

Council Tax

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

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.
Tel 01507 860033.

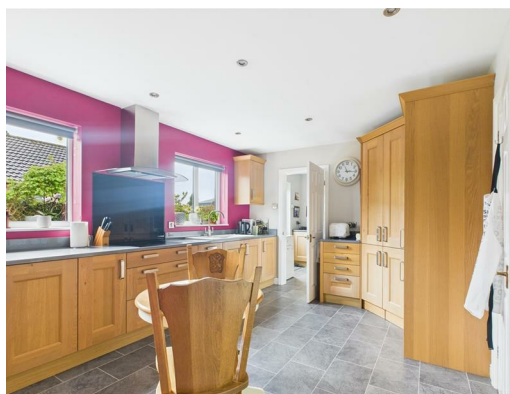
Opening Hours

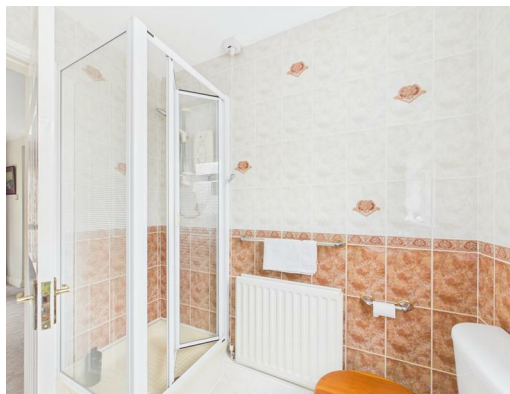
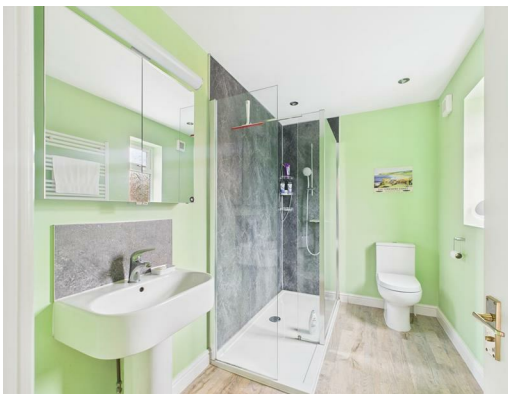
Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

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.









Approximate total area⁽¹⁾
1522.76 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.

GIRAFFE360

Directions

Use LN11 7ED in your SatNav.

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	

