



# CHOICE PROPERTIES

## *Estate Agents*

Shardell Bank End,

North Somercotes, LN11 7LN

Reduced To £270,000



Choice Properties are delighted to bring to market this immaculately presented two bedroom detached bungalow located on Bank End situated in the popular village of North Somercotes. This generously proportioned and abundantly bright property features a modern kitchen, living room, utility, shower room and conservatory to the interior. To the exterior, the property boasts an attached brick built garage, an in & out driveway, and beautiful gardens with countryside views. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and UPVC double glazing throughout, the modern, well presented, and abundantly bright internal living accommodation comprises:-

### **Hallway**

14'6 x 13'0 (to furthest measurement)

With UPVC entrance door. Access to loft via loft hatch. Laminate flooring. Radiator. Power points.

### **Kitchen**

14'6 x 10'3

Fitted with wall, base, and drawer unit with quartz work surfaces over. Four ring 'Lamona' induction hob extractor hood over. Sink inset in work surface with mixer tap and drainer integrated in work surface. Integral oven. Integral microwave. Integral dishwasher. Integral 70/30 fridge freezer. Fitted quartz dining room table. Vertical flat panel radiator. Spot lighting. Laminate flooring. Power points. Open plan access to utility and living room. UPVC door to conservatory. Large UPVC window to rear aspect.

### **Living Room**

11'1 x 15'11

With feature log burner with slate hearth and tiled surround. Laminate flooring. Tv aerial point. Telephone point. Power points. UPVC French doors leading to garden.

### **Conservatory**

14'4 x 10'4

With UPVC windows to all aspects. Pitched ceiling. Two UPVC doors leading to rear garden. Power points.

### **Utility**

10'4 x 7'9

Fitted with wall and base units with quartz work surfaces over. Space for a further fridge freezer. Laminate flooring. Spotlighting. Power points. Large UPVC window to rear aspect.

### **Bedroom 1**

19'7 x 9'9

Large double bedroom with fitted wardrobe. Two large UPVC windows to front aspect. Laminate flooring. Radiator. Power points.

### **Bedroom 2**

11'1 x 8'0

Double bedroom with UPVC window to front aspect. Laminate flooring. Radiator. Power points

### **Shower Room**

10'3 x 5'11

Fitted with a three piece suite comprising of large corner shower cubicle with electric shower, back to wall w.c, and a wash hand basin set over vanity unit. Fitted gloss storage unit. Chrome heated towel rail. Laminate flooring. Access to loft via loft hatch. UPVC window to side aspect.

### **Garage**

10'1 x 17'6

Fitted with power and lighting and an up and over garage door. Consumer unit. Oil fired boiler.

## **Garden**

The property benefits from a fully enclosed private rear garden with extensive countryside views to the rear. this garden is predominantly laid to lawn but also features various patio areas which are ideal for outdoor seating. The garden has two tall new fences to either side in order to protect privacy but has a lower fence to the rear to preserve the extensive views. The garden can be accessed from the driveway via gateways to either side of the property. Th garden further benefits from a plethora of plants and shrubbery adding a kaleidoscope of colour and life to the garden.

## **Driveway**

The property boasts a generously sized block paved in and out driveway providing off the road parking space for several 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](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 4860033

## **Opening Hours**

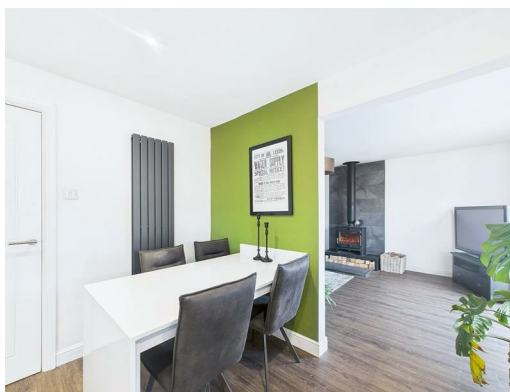
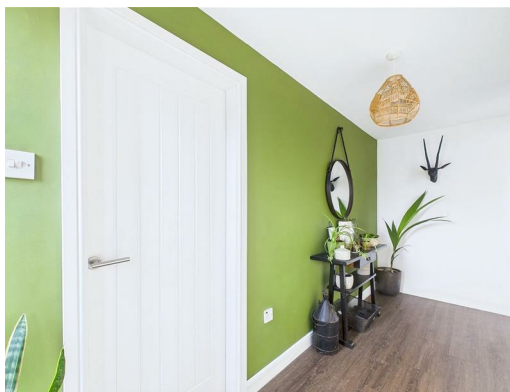
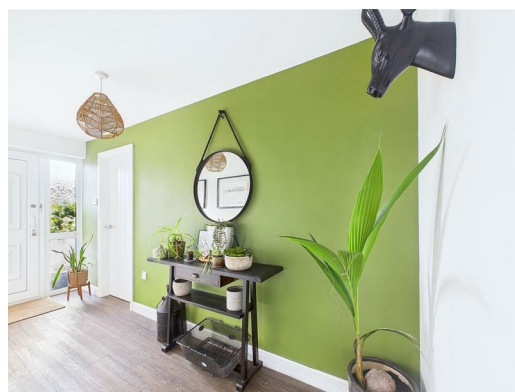
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making An Offer**

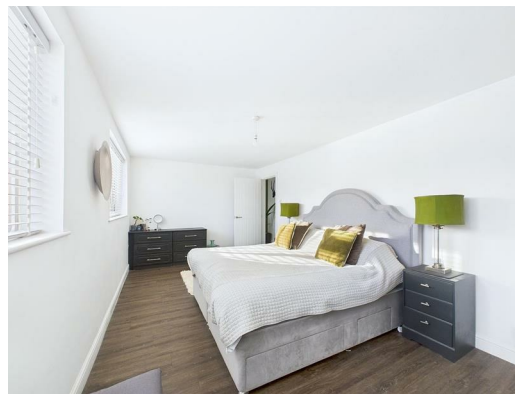
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

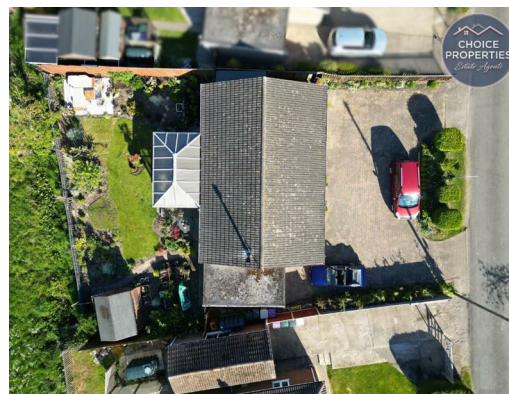


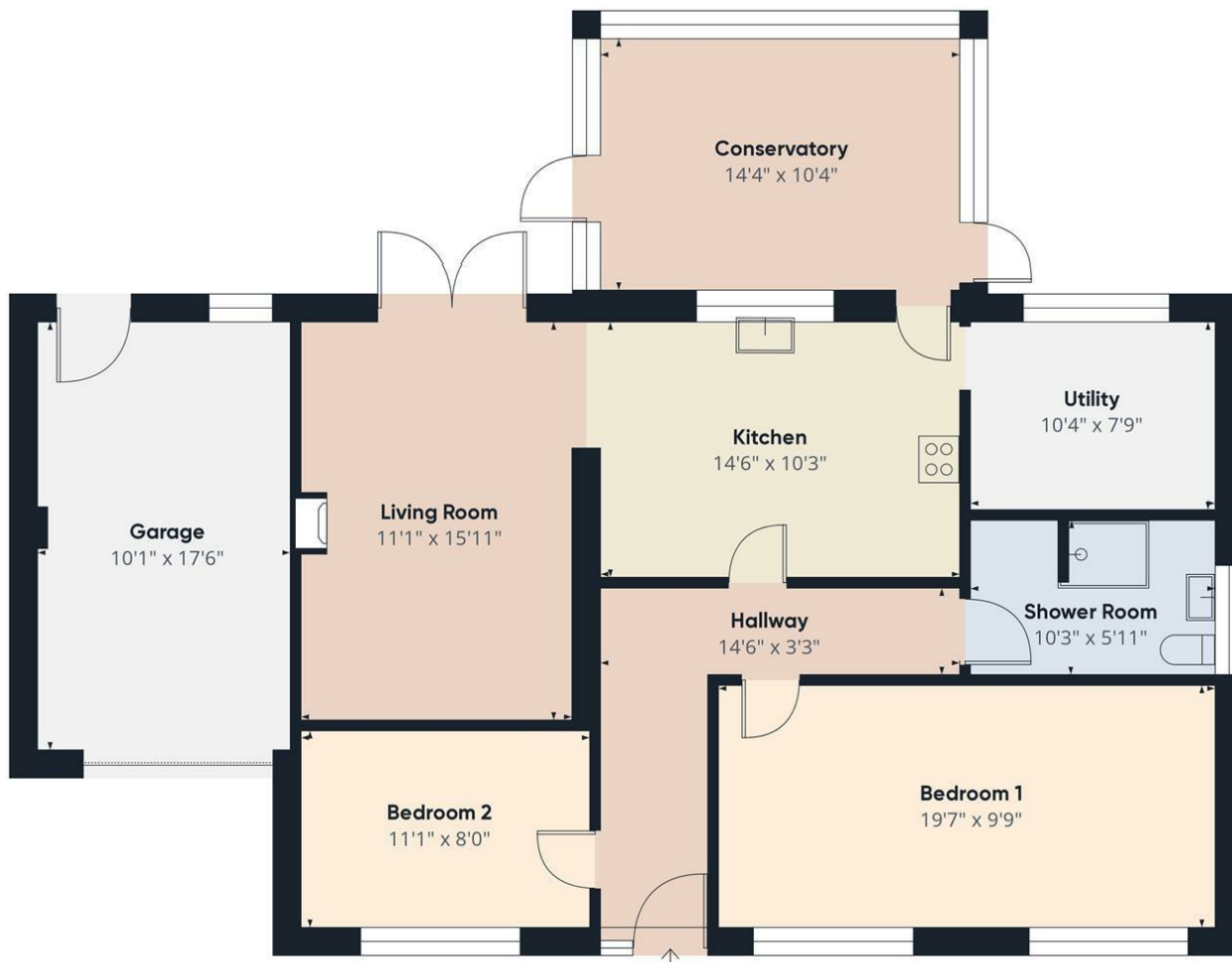












Approximate total area<sup>(1)</sup>  
1197.28 ft<sup>2</sup>

(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

Once you enter the village of North Somercotes, continue onto Keeling Street. Go past the Axe & Cleaver pub which is located on your left hand side and then take the first right onto Jubilee road. At the bottom of Jubilee Road turn left onto Bank End. Continue down this road and the property can be found 500m along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

