



CHOICE PROPERTIES

Estate Agents

The Bungalow Church Lane,
Utterby, LN11 0TH

Price £435,000



It is a pleasure for Choice Properties to introduce to the market this most immaculately presented three bedroom detached bungalow; located in the scenic village of Utterby. Only a short drive to amenities at both Louth and Grimsby, the property offers a well spaced internal layout, sizeable and privately enclosed gardens to the rear as well as garage and outbuilding. Early viewing is most certainly advised to appreciate what is on offer.

Having undergone a number of tasteful renovation from the current owners; the generously proportioned and well maintained accommodation benefits from an oil fired central heating system, uPVC double glazing throughout and comprises:-

Hallway

14'05" x 5'06" extending to 4'00" x 9'07"

Front uPVC door leading into the 'L' shaped hallway with inset spot lighting, a telephone point and doors to:

Kitchen/Dining Room

18'10" x 20'03"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'AEG Electrolux' electric hob with extractor hood over, integrated microwave, integrated 'AEG Electrolux' oven, integrated fridge/freezer, integrated dishwasher, built in storage cupboards, ample space for a dining table, double opening 'French' doors to side aspect, tiled flooring, partly tiled walls, inset spot lighting and a large picture window to rear aspect overlooking the rear garden.

Utility Room

9'09" x 5'09"

Fitted with a base unit and space and plumbing for a washing machine with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding fridge/freezer, built in larder cupboard, rear uPVC door to the garden, inset spot lighting, loft access, tiled splashbacks and tiled flooring. The utility room also houses the wall mounted consumer unit.

Study

5'11" x 8'05"

Light and airy study benefiting from a window to rear aspect looking out into the rear garden and with laminate flooring and a telephone point.

Reception Room

12'01" x 18'10"

Benefiting from a large window with to front aspect and fitted with a multi fuel stove set on a tiled hearth with a rustic wooden mantle, TV aerial and double opening doors through to the kitchen/dining room.

Bedroom 1

12'09" x 9'10"

Spacious double bedroom.

Bedroom 2

11'07" x 9'10"

Spacious double bedroom.

Bedroom 3

9'06" x 9'05"

Double bedroom currently being utilised as a dressing room.

Bathroom

6'05" x 7'05"

Fitted with a four piece suite comprising a panelled bath tub with mixer tap, shower enclosure with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, built in airing cupboard housing the immersion heater, partly tiled walls and an extractor fan.

Driveway

Providing off road parking for multiple vehicles.

Garage

15'03" x 12'08"

With an up and over door, power and lighting, side window, side pedestrian door and the garage also houses the floor standing oil fired 'Worcester Greenstar Danesmoor' boiler.

Outside Store

6'01" x 9'05"

With power and lighting.

Outside WC

6'01" x 3'00"

Fitted with a WC with cistern lever.

Gardens

To the rear of the property you will find the most beautifully maintained and sizeable garden laid mostly to lawn with timber fencing and well established hedging to the boundaries. The rear garden further benefits from a paved patio seating area, a vast range of plants, trees and shrubs, greenhouse and fish pond. With open views to the rear of the garden, it is certainly an idyllic place to unwind.

Tenure

Freehold.

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

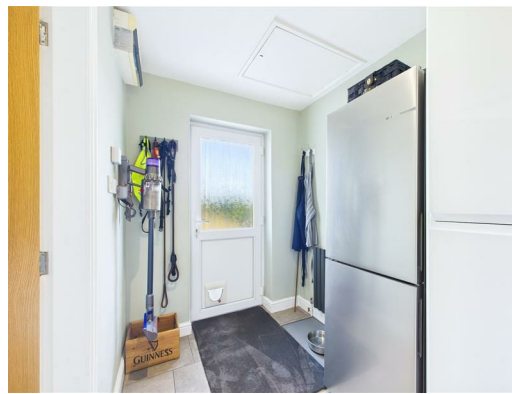
LN9 6PH

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 D.

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⁽¹⁾
1455 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Louth office, exit Louth via Grimsby Road and head onto the A16 towards Grimsby. Continue into the village of Utterby and then turn left onto Church Lane. You can then find The Bungalow a short way long 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		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	55		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

