



CHOICE PROPERTIES

Estate Agents

Woodbine Cottage Bank End,
North Somercotes, LN11 7LN

Price £280,000



Choice Properties are delighted to bring to the market this most impressive and expansive three bedroom detached bungalow with south facing garden, overlooking beautiful open views to the rear. The bungalow further benefits from spacious kitchen/diner, stylish four piece bathroom and is positioned in the most sought after and peaceful location. Viewing is highly recommended.

Offering generously proportioned room throughout, the abundantly light and well laid out accommodation comprises:-

Entrance porch

8'2" x 16'4"

Sliding patio doors to the front aspect, door to:-

Kitchen

15'9" x 10'6"

Fitted with an impressive range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and stainless steel mixer taps, integral cooker, five ring gas hob with extractor hood over, space for fridge/freezer, plumbing for a washing machine, inset spot lights to the ceiling, wall mounted combination boiler, tiled flooring, dining space.

Inner Hallway

5'11" x 8'8"

Reception Room

12'6" x 13'4"

Electric fireplace set into featured surround, TV Aerial point, telephone point.

Study/Multi-purpose room

5'11" x 17'2"

Window to rear, door to:

Bathroom

9'7" x 10'9"

Fitted with a stylish four piece suite comprising freestanding bath with mixer taps, large shower cubicle with mains waterfall shower over, pedestal wash hand basin with mixer taps, close coupled wc, extractor fan, tiled walls and flooring, chrome heated towel rail, inset spot lights to the ceiling, loft access.

Hallway

17'7" x 3'10"

Storage cupboard, door to:

Bedroom 1

12'6" x 12'6"

Spacious double bedroom, built in sliding wardrobes providing ample storage.

Bedroom 2

8'8" x 9'11"

Window to front, door.

Bedroom 3

8'8" x 9'11"

Window to side, door to:

Driveway

Paved driveway, providing off road parking for ample vehicles.

Garden

The bungalow sits proudly within a generously sized laid to lawn garden with beautiful open views to the rear. The garden is south-facing and wraps around the property, with timber gate to the side aspect and fencing and hedging to the borders. There is also a large timber workshop to the side of the bungalow, which is ideal for a number of uses.

Timber Workshop

13'09" x 17'03"

Spacious timber workshop with power and LED lighting throughout, ample sockets and pedestrian door to the side aspect. It also has a newly fitted roof.

Location

North Somercotes is a very highly regarded and well serviced village benefitting from shops, pubs, restaurants, doctors, dentists and schools. The thriving market town of Louth can be found approximately 10 miles away and blue flag beaches can be found along the coast in Mablethorpe and Sutton on Sea which is only a short drive from North Somercotes.

Tenure

Freehold.

Viewing arrangements

Viewing 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,

Tedder Hall,

Manby Park,

Louth,

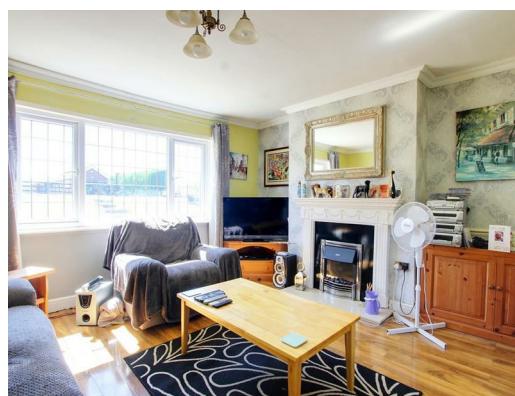
LN11 8UP

Tel. No. 01507 601 111

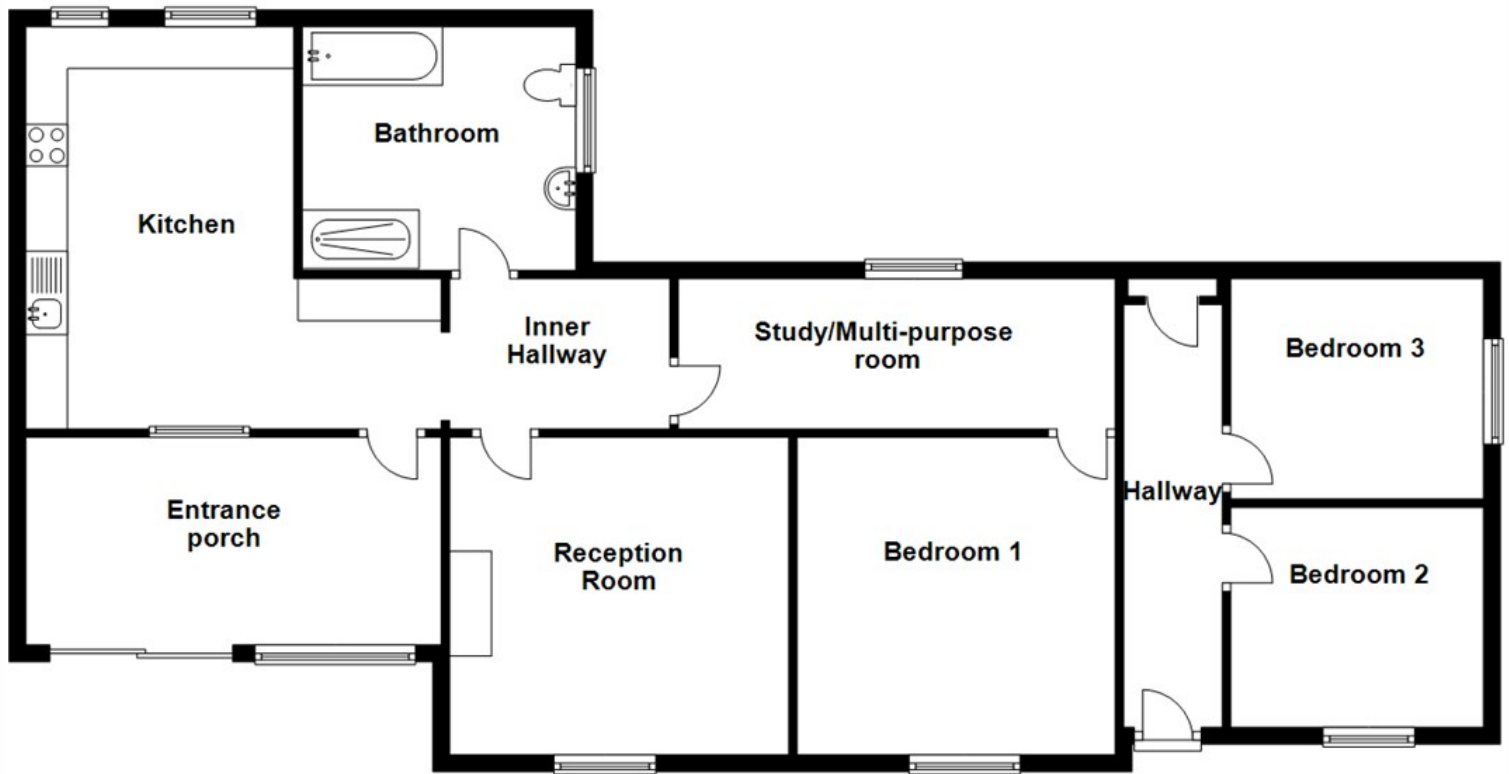
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.



Ground Floor



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 the road to the very bottom and Woodbine Cottage is the last bungalow on the right hand side, set down from the road.

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	

