



CHOICE PROPERTIES

Estate Agents

Timbreling Churchill Road,
Louth, LN11 7QS

Price £215,000



Choice Properties are delighted to bring to market this charming two bedroom detached bungalow situated on Churchill Road located in the sought after village of North Somercotes. Sitting on a corner plot, the property boasts an array of garden space and further benefits from solar panels. To the interior, the property features generously sized rooms including two bedrooms, a living room, a kitchen, and a shower room. To the exterior, the property benefits from an attached single garage, an extensive driveway with car port, and a beautiful wrap around garden. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway

With uPVC entrance door. Access to loft via loft hatch. Radiator. Power points. Telephone point. Internal doors to all rooms.

Living Room

Spacious living room with large open chimney breast with tiled hearth and brick surround. Dual aspect uPVC windows with bow window to front aspect. Radiator. Power points. Tv aerial point.

Kitchen

Fitted with a range of wall and base units with work surfaces over. One and a half bowl ceramic sink with chrome mixer tap and drainer. Four ring range cooker with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for breakfast table. Part tiled walls. Tiled flooring. Beamed ceilings. Radiator. Power points. uPVC window to front aspect. External uPVC door leading to car port and garage.

Bedroom 1

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

Bedroom 2

Double bedroom with uPVC window to rear aspect. Radiator. Power points. Thermostat. Built in storage used as a fitted wardrobe.

Shower Room

Fitted with a three piece suite comprising of a shower cubicle with sliding door and traditional shower attachment, a push flush wc, and a wash hand basin with chrome mixer tap set over vanity unit. Radiator. Wall mounted storage cabinet. Tiled flooring. Fully tiled walls. Frosted uPVC window to side aspect.

Garage

Attached single brick built garage fitted with power and lighting and an up and over garage door. Fitted shelving. 'Worcester' oil fired boiler. uPVC window to rear aspect.

Gardens

The property benefits from being situated on a corner plot allowing it to have an extensive wrap around garden. This garden is fully enclosed with fencing to the perimeter and is predominantly laid to lawn. The front garden boasts a variety of mature plants, trees, and shrubs which bring life and colour to the garden space. The rear garden benefits from outbuildings including a greenhouse and garden shed and is also home to the oil tank.

Driveway

Tarmac driveway providing off the road parking for five vehicles and is lined with a variety of plant life. The driveway further benefits from a car port which protects two of these parking spaces. The driveway is also home to the isolator for the solar panel system and an outdoor tap.

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 B.

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

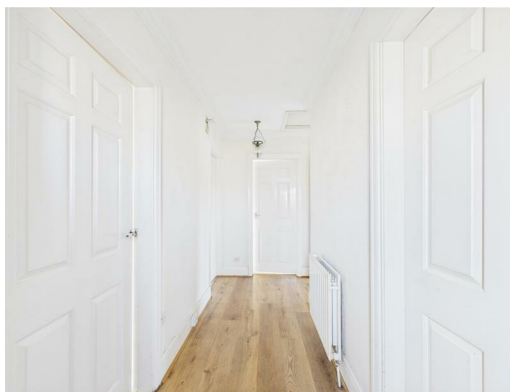
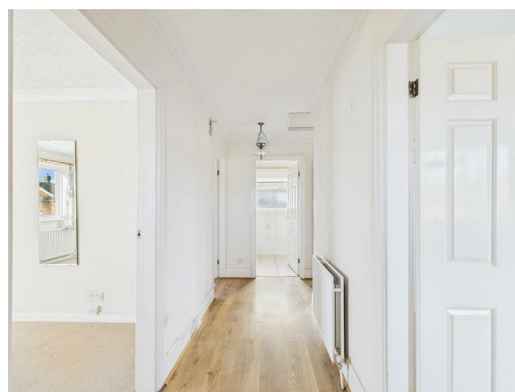
Opening Hours

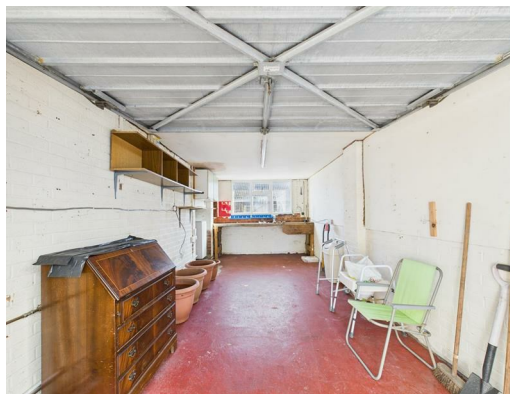
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

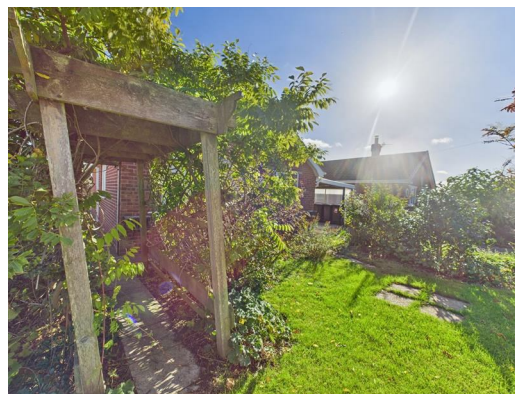
Making An Offer

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.









Approximate total area^m
824 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.

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Directions

Exit Louth via Eastfield Road and continue for 3.5 miles then turn left onto Marsh Lane. Continue on this road for 4.5 miles then turn left at the T-Junction. Continue on this road until the next T-Junction and turn right onto Keeling Street. Continue for 600m then turn left onto Churchill Road. Continue for 450m and you will find the property on your right hand side.

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	

