



9 SHEARWATER CLOSE

LOUTH, LN11 0SW

£265,000
FREEHOLD

Welcome to Shearwater Close.

This generously proportioned detached bungalow has the added bonus of a double garage and no onward chain!



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Description

Upon entering, the impressive entrance hallway provides easy access to all principal living rooms.

The two inviting reception rooms await, both offering focal fireplaces that create a warm and welcoming atmosphere.

The Dining Room also benefits from an air conditioning unit to provide convenient comfort throughout the seasons.

The bungalow boasts three well-proportioned bedrooms, each designed to provide a peaceful retreat. These rooms are serviced by a generous family bathroom, ensuring convenience for all residents.

The heart of the home is undoubtedly the breakfast kitchen, which is complemented by an adjoining utility boot room, providing ample storage and functionality for daily living. The spacious internal layout allows for a seamless flow throughout the living accommodation, enhancing the overall sense of space.

Outside, the property is set upon a good-sized plot, featuring an enclosed west-facing rear garden. This outdoor space is perfect for enjoying the afternoon sun, with patio areas ideal for al fresco dining or simply unwinding in the fresh air.

The long block-paved driveway offers parking for numerous vehicles while the large detached

double garage provides additional storage or a useful workshop space.

With its thoughtful design and ample amenities, this bungalow provides a comfortable living and offers a peaceful lifestyle in a desirable location.

Entrance Hall

The impressive Entrance Hallway invites us into this deceptively spacious home and provides access to all principal rooms with the added bonus of a large walk in Cloaks Closet to the far left.

Lounge

The formal reception room enjoys a large window to the front with wall light points x3 and focal fireplace with inset gas stove.

Bedroom One

A spacious Master Bedroom with window to the front and ample space for kingsize bed and further bedroom furnishings.

Bedroom Two

A good sized double bedroom with window to the side elevation

Bedroom Three

The third double bedroom with window to the side elevation.

Family Bathroom

With frosted window to the side elevation, this large family bathroom suite comprises WC, wash hand basin, panelled bath, separate and enclosed



shower cubicle with electric 'Triton' power shower and convenient pull down shower seat. With tiling to part walls and splashbacks, extractor and door to the large airing cupboard.

Airing Cupboard

With shelving and housing the hot water cylinder.

Cloaks Cupboard

With loft access ceiling hatch, this generous walk in closet is ideal for storage, boots and cloaks.

Breakfast Kitchen

The Kitchen area has a comprehensive range of fitted units to base level with contrasting worksurface and tiled upstands above and further complimenting units and display/dresser style cabinets to eye level. Space for fridge, freezer and cooker point, inset sink unit with window to the rear, frosted glass panelled doors to the Utility and double glass panelled doors leading onto the Dining Room.

Dining Room

With decorative rustic beams to ceiling, focal fireplace with gas fire inset and sliding doors opening onto the rear garden and patio. There is also a useful wall mounted 'Mitsubishi' air conditioning unit installed for this room to maintain a pleasant atmosphere in the warmer months.

Utility Boot Room

With door opening onto the side elevation, space for washing machine with work surface above and with the wall mounted gas fired central heating boiler above. The Utility Area also features a range of shelving and Boot storage area

Outside

Set to a wonderful, south facing corner plot with fencing and mature hedging to boundaries, set to lawn with a walled patio area which is perfect for summer BBQs and entertaining.

A long block paved driveway leads down the left hand side of the property and leads us to a concrete hardstanding parking area and the Double Garage.

Double Garage

With two up and over doors, power, lighting and eaves storage.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1188.00 sq ft

Tenure – Freehold





Total area: approx. 110.4 sq. metres (1188.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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