



4 Southwold Close
Belchford. LN9 6LX

BELL



4 Southwold Close Belchford

NO ONWARD CHAIN! A well-presented two bedroom semidetached bungalow in the Wolds village of Belchford, within the designated National Landscape area. The property offers modern living; with well-appointed kitchen and bathroom - in an excellent village location. The well-served market towns of Horncastle and Louth lie approximately five and ten miles away respectively.

Accommodation comprises: entrance hallway, two bedrooms, bathroom, dining kitchen. Externally there is a large open gravel parking area to the front of the property with gated access to the side; to well-presented rear garden with paved seating area; enjoying open rural views to the paddock beyond the rear.

The property has a potential gross rental return of 4.75% per annum, with £950 pcm thought to be achievable.

Entered to the front through composite double glazed obscure door to...

Hallway – with spot lights to ceiling, wood effect flooring, radiator, multiple power points, wood doors to storage space, and to accommodation including...

Lounge – with uPVC double glazed window to front, light to ceiling, radiators, wood effect flooring, tv point, multiple power points.





Dining Kitchen - uPVC double glazed window to side, obscure glazed door to side, french doors and full height windows to rear, spot lights to ceiling. Good range of modern storage units to base and wall levels, composite sink and drainer to roll edge wood effect worktop. Neff oven, Lamona four ring induction hob beneath extractor canopy, integrated Lamona dishwasher, space and connections for fridge-freezer. wood effect flooring, tv point, multiple power points, wood doors to boiler and utility cupboards.

Bathroom - uPVC double glazed obscure window to side, spot lights to ceiling, low level W/C, hand wash basin to storage unit, panel bath with board surround, shower cubicle with monsoon and regular heads over. heated towel rail, wood effect flooring, shaver socket.

Bedroom - uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points.

Bedroom - with uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points, mirror fronted bank of wardrobe storage space.



Outside

The property is set with a wide, travelled parking space to the front; with sleeper-edged border to one side, brick wall to the other and gate securing the side storage space. The rear garden is laid to lawn with a central path leading down to plant boxes and the green house, from the paved patio seating space which steps out from the dining-kitchen. Set with a hedged boundary to one side and mixed timber fencing to the other, and the rear, the back looks across neighbouring paddock land and to the rolling hills beyond.



East Lindsey District Council –
Tax band: B

ENERGY **PERFORMANCE**
RATING: D Oil fired heating,
mains drainage

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

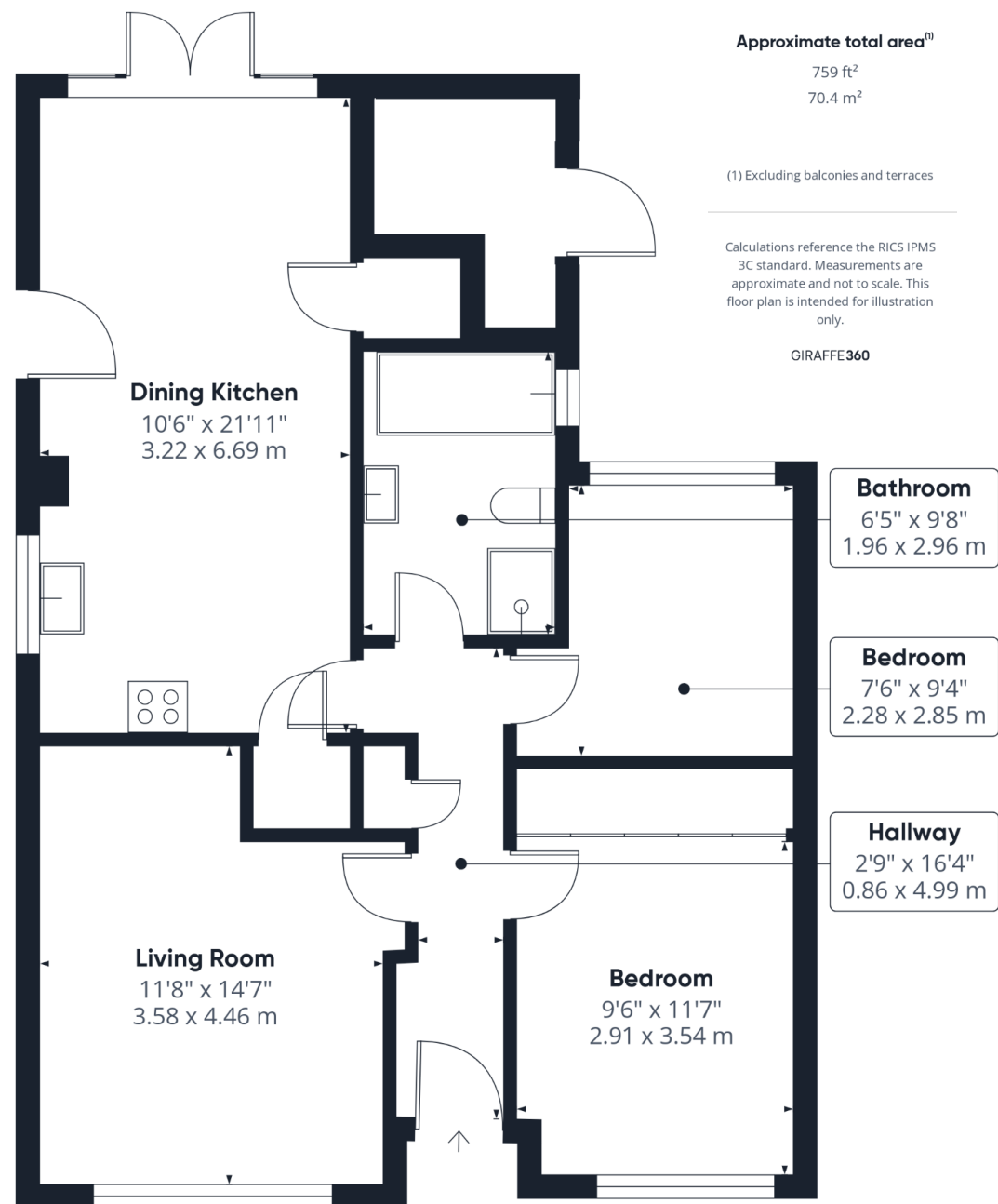
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