



# CHOICE PROPERTIES

*Estate Agents*

The Ranch House Huttoft Bank,  
Huttoft, LN13 9RT

Reduced To £275,000



It is a pleasure for Choice Properties to present this immaculate three bedroom semi-detached house, offering generously proportioned rooms throughout and well maintained sizeable gardens to the rear. This impressive property occupies a pleasant position in a quiet location just moments away from the beach. Early viewing is advised.

Offering generously proportioned rooms throughout, this well presented internal accommodation consists of:

### **Entrance Porch**

5'2" x 6'1"

Front entrance door leading into:

### **Entrance Hall**

18'3" x 5'9"

Telephone point. Stairs to first floor landing, doors to:

### **Reception Room**

12'4" x 14'3"

Light and airy reception room benefitting from a large bay window to the front aspect. Multi fuel burner set in feature surround. TV point.

### **Kitchen**

9'7" x 14'3"

Fitted with a range of wall and base units with work surfaces over, white sink unit and drainer with mixer tap. Part tiled walls. Space for a large freestanding oven. Space for freestanding table and chairs. Multi fuel burner which heats the hot water and radiators.

### **Pantry**

3'8" x 5'9"

Providing ample storage space, fitted with shelving.

### **Utility**

10'0" x 5'10"

Stainless steel sink unit and drainer with separate taps, plumbing for a washing machine and dryer. Part tiled walls. Wall mounted consumer unit.

### **Sun Room**

14'4" x 16'2"

Spacious sun room overlooking the well kept gardens, benefitting from double aspect windows. uPVC rear door to the garden. Telephone point.

### **Landing**

Loft access. Doors to:

### **Bedroom 1**

12'4" x 11'1"

Spacious double bedroom with large bay window to the front aspect which overlooks the access to the nearby beach and nature reserve.

### **Bedroom 2**

8'5" x 12'3"

Spacious double bedroom. Built in storage cupboard.

### **Bedroom 3**

9'1" x 8'10"

Third bedroom overlooking the access to the nearby beach and nature reserve.

### **Shower Room**

5'3" x 7'9"

Fitted with three piece bathroom suite comprising dual flush wc, wash hand basin set in vanity unit and shower enclosure with shower over. Part tiled walls.

## **WC**

Outdoor WC and cold water tap, accessed by the garden.

## **Store**

Providing ample storage space.

## **Driveway**

Providing off street parking for multiple vehicles.

## **Garage**

Large detached garage with up and over door and side access door.

## **Garden**

The property is fronted by garden which is laid to lawn, setting the property back from the road. To the rear of the property is a generously sized, privately enclosed garden with timber fencing to the boundaries. The rear garden is laid mostly to lawn with the addition of a sheltered patio area. The garden is well kept and includes a large timber shed providing more storage space.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Through Choice Properties, Sutton on Sea on 01507 443777.

## **Opening Hours**

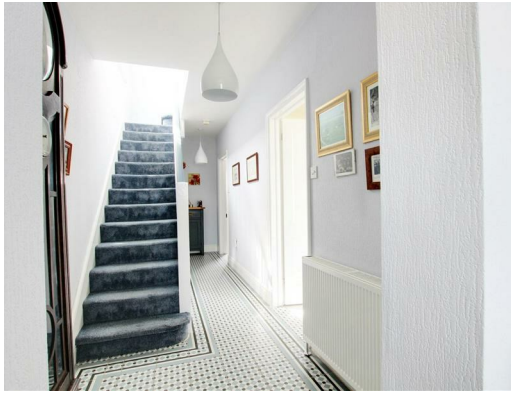
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

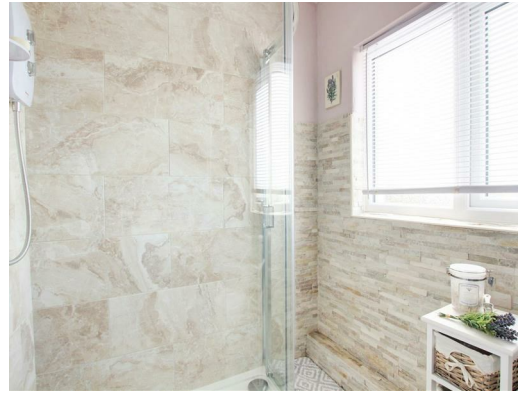
## **Making an Offer**

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.

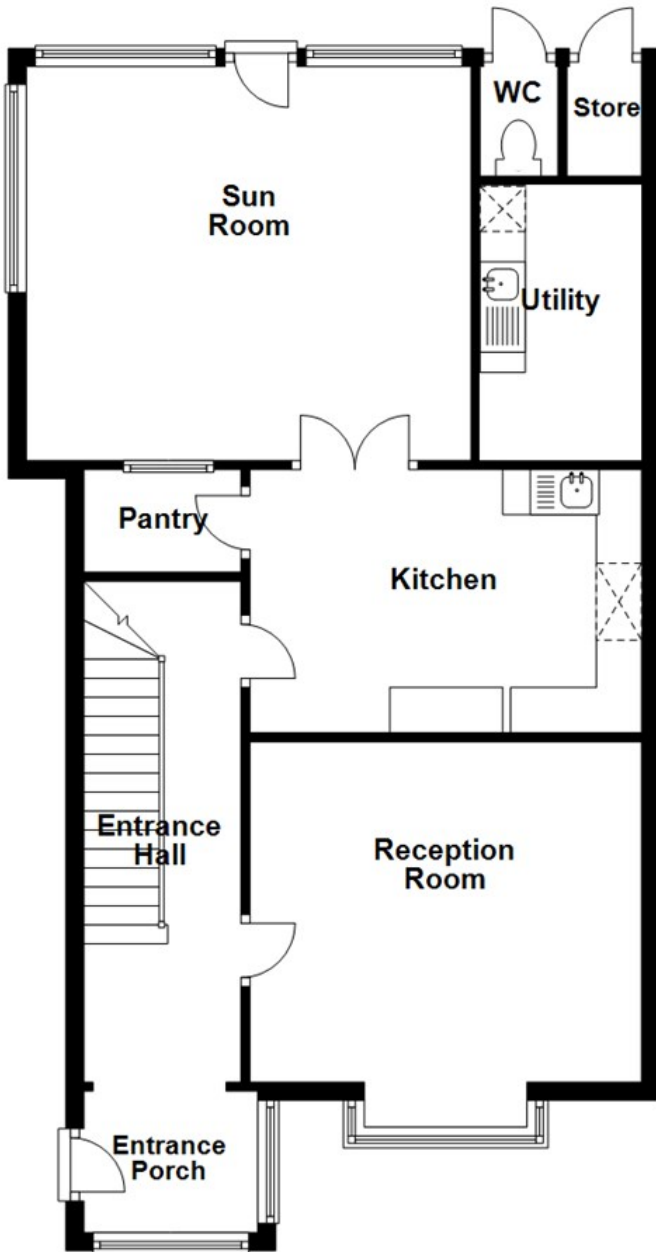
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



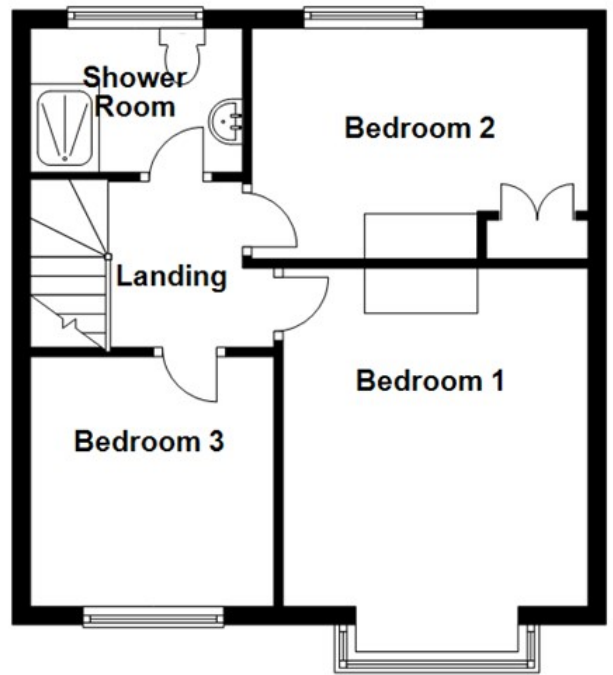




### Ground Floor



### First Floor



# Directions

From our office turn left at the roundabout in the direction of Skegness. After you have passed through Sutton on Sea and into Sandilands, turn left onto Sea Lane heading towards the old Golf Course. Follow Huttoft Bank until you reach the sign directing you to Huttoft Car Terrace. The Ranch House can now be found on your right hand side, a short distance along past the junction with Sea Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			32
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

