



# CHOICE PROPERTIES

## *Estate Agents*

Springfield, 21 Huttoft Road, **Price £395,000**  
Sutton-On-Sea, LN12 2QZ



It is a pleasure for Choice Properties to bring to the market this most spacious and impressive detached house standing proudly within generously sized gardens. Offering generously proportioned rooms throughout and boasting four double bedrooms and three reception rooms, viewing is a must! Contact our Sutton-On-Sea branch now to arrange your viewing!

# This most spacious and well presented internal accommodation comprises:

## Entry

3'11" x 4'11"

Front Entrance porch from external door.

## Reception / Dining Room

12'0" x 18'1"

Log/ multi-fuel stove set in feature surround and tiled hearth. Bay window to the rear overlooking the large, very private gardens. Staircase to the first floor landing. Two radiators.

## Hall

7'6" x 2'7"

Under stairs storage cupboard.

## WC

9'7" x 3'6"

Fitted with wc and hand wash basin. Tiled flooring and walls. Heated towel rail.

## Breakfast Kitchen / Dining Room

9'10" x 12'8"

Large window, overlooking extensive parking courtyard. Mains gas boiler hidden in vented fireplace cupboard. Fitted cupboards. Space for dining table and chairs or additional kitchen units.

## Kitchen

10'0" x 10'9"

Fitted with a range of wall and base units with worksurfaces over, stainless steel sink unit and drainer with mixer tap. Plumbing and space for washing machine/dishwasher. Space for freestanding fridge and freestanding freezer. Space for double width range style cooker with cooker hood. Radiator. Part tiled walls. Window overlooking large parking courtyard.

## Side Entry Porch

4'4" x 3'5"

Side entrance door to quarry tile flooring. Door to storage room/coal store. Door to breakfast room.

## Coal Store

4'8" x 4'7"

## Living Room

13'4" x 16'2"

Light and bright living room, with twin bay window to the front elevation. Working multi-fuel fireplace, set in feature surround and marble effect hearth. Large radiator.

## Study

10'9" x 10'9"

Feature large twin arched windows. First the entire length of one wall, second encompassing Double opening doors into the sunroom/conservatory. Radiator.

## Sunroom / Conservatory

11'0" x 8'2" and 8'3" x 20'0"

"L" shaped room along the East and South side of the property. Glazed throughout with double doors from study and double doors leading to private rear garden and additional double doors leading to vegetable/fruit garden.

## Landing

12'0" x 7'3"

Large open landing with doors leading to 4 double bedrooms, the bathroom and a cupboard.

## Bedroom 1

13'5" x 12'11"

Spacious double bedroom with double aspect windows to the south and west. Radiator.

## Bedroom 2

12'0" x 13'8"

Spacious double bedroom, with large window overlooking rear private garden. Radiator.

## Bedroom 3

12'4" x 10'8"

Double bedroom with double aspect windows overlooking rear private garden and vegetable garden. Radiator.

## Bedroom 4

9'10" x 12'8"

Double Bedroom. Window facing over courtyard. Radiator

## Bathroom

9'11" x 10'9"

Fully fitted with four piece suite. Comprising panelled bathtub, corner shower enclosure, hand wash basin and Dual flush WC with Japanese Style, fully controlled bidet/toilet. Three large towel drying radiators. Airing Cupboard. Mirrored Bathroom Cabinets Tiled Walls. Privacy glass windows.

## Garage

With remote controlled electric roller door to the front. Side pedestrian door. Rear window. Mains sockets and lighting.

## Driveway

Concrete driveway, providing off road parking. Double gates leading to courtyard.

### **Courtyard**

Large gravelled courtyard providing secure gated extensive parking for caravans/motorhomes/boats etc. Large open Covered log store.

### **Gardens**

The garden layout is variable on all 4 sides of the property, each quadrant having a distinct use. Existing fruit growing in the gardens Includes Apples, Cooking Apples, Peas, Peaches, Kiwi Fruit, Summer & Autumn Raspberries, Blackberries, Redcurrants, Blackcurrants, Gooseberries, Plums, Cherry Plum, Rhubarb, Figs.

To the Eastern side of the property is a generously sized, extremely private garden. This is mostly laid to lawn and features an attractive paved patio area. Additional paved area for greenhouse, which has mains power and mains water supplied. Three large (25ft x 13ft) heavy duty timber sheds/workshops with 44mm thick walls. Each having double doors and an additional pedestrian door and windows. Single phase 40Amp electricity fed to each shed, fitted with extensive LED tube lighting and mains sockets. All sheds are connected to the main house alarm system for security.

To the South side the large growing garden currently provides self sufficiency in vegetables and includes polytunnel.

To the West side is the front garden, which is planted to encourage bees for pollination and is the Front access to the property through the garden gate and front porch.

To the North side is the courtyard, detailed previously.

### **Additional Features**

The property benefits from state of the art, alarm and video camera systems.

The alarm comprises a combination of door entry, vibration and PIR sensors.

The camera is a HIK system and has eight colour cameras covering the entirety of the property, which additionally operate in the dark. All cameras are recorded continuously.

Both the Alarm and Camera systems are fully observable and controllable from anywhere in the world via a phone app for additional peace of mind.

### **Additional Photographs**

Additional Photos taken by the client throughout the year, which show the property in Warmer months are available by visiting <https://GARETHS.ONLINE/>

### **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 D.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 443777.

### **Opening Hours**

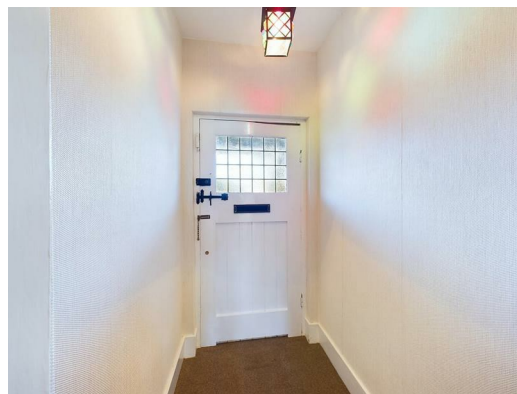
Mon-Fri 9.00 am - 5.00 pm.  
Saturday 9.00 am - 3.00 pm.

### **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.

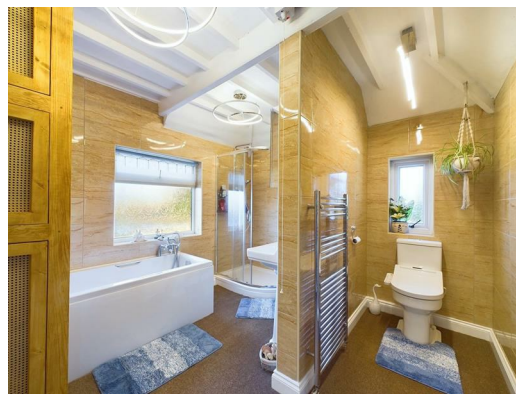




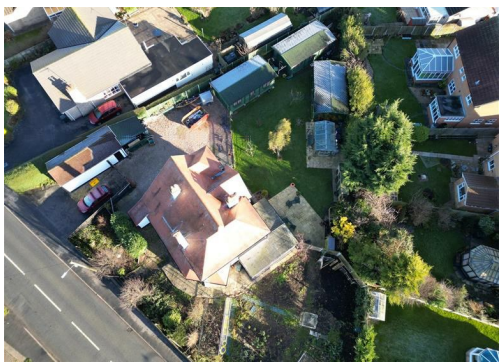


















Floor 0



Floor 1

**Approximate total area<sup>®</sup>**  
2021.91 ft<sup>2</sup>  
**Reduced headroom**  
36.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# Directions

From our Sutton on Sea office turn right and at the mini-roundabout take the first exit to continue on the A52. After the turning for Sandilands on your left hand side, number 21 will be on your left hand side shortly just before Bluestone Way.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

