



# CHOICE PROPERTIES

*Estate Agents*

5 Meakers Way,  
Huttoft, LN13 9TR

Reduced To £175,000



It is a pleasure for Choice Properties to bring to the market this two bedroom semi detached bungalow situated in the quiet and idyllic village of Huttoft. Offering a detached garage, off road parking and well tended gardens to the rear; the generously sized accommodation is further offered with no onward chain, so early viewing is most certainly advised.

The well laid out accommodation benefits from oil fired central heating, uPVC windows throughout and comprises:-

### **Kitchen/Diner**

11'04" x 12'11"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, space for a freestanding fridge/freezer, integrated 'Caple' electric oven, space and plumbing for a washing machine, partly tiled walls and ample space for a dining table. The kitchen/diner also houses the wall mounted condensing boiler, as well as the wall mounted consumer unit.

### **Reception Room**

9'08" x 17'02"

Fitted with an electric feature fireplace, TV aerial and sliding patio doors leading to:

### **Sun Room**

8'05" x 9'05"

Benefiting from triple aspect windows, a polycarbonate roof, radiator, wall lighting and a uPVC door to the garden.

### **Lobby**

4'01" x 7'00"

Housing the wall mounted 'Danfoss' thermostat, providing access to the loft with a pull down ladder and doors to:

### **Bedroom 1**

9'07" x 12'00"

Spacious double bedroom with a telephone point.

### **Bedroom 2**

11'07" x 8'09"

Double bedroom.

### **Shower Room**

7'00" x 6'11"

Fitted with a three piece suite comprising a large walk in shower cubicle with electric 'AKW' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled; part mermaid boarded walls, extractor fan, shaver point and a built in airing cupboard housing the hot water cylinder.

### **Driveway**

Paved driveway providing off road parking for multiple vehicles.

### **Garage**

9'01" x 18'03"

With an up and over door, rear uPVC window, side pedestrian door and power and lighting.

### **Garden**

The property is fronted by a garden laid to lawn with well maintained shrubbery to the boundaries.

To the rear of the property you will find a garden set in various layers with an area laid to lawn and an area laid with shingle displaying an array of well established trees and shrubs. The rear garden additionally benefits from a large paved patio seating area as well as an outside tap.

## **Tenure**

Freehold.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

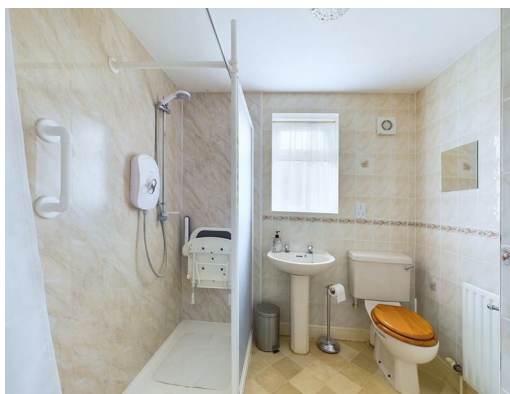
## **Council Tax Band**

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 B.

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 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
871.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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# Directions

From our Sutton on Sea office head West to the mini roundabout and then turn left on the A52 towards Skegness. Keep on this road and when you enter the village of Huttoft, Meakers Way can be found on your right hand side just before the village hall.

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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

