



# CHOICE PROPERTIES

*Estate Agents*

Willow Garth Sea Lane,  
Huttoft, LN13 9RP

Reduced To £245,000



Choice Properties are delighted to offer for sale this impressive and expansive three bedroom detached house, situated in the most sought after location. The property further benefits from two reception rooms, garage and stands within a generously sized plot of gardens. Viewing is highly recommended.

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

### **Entrance Porch**

4'0" x 4'9"

Door to:-

### **Lobby**

12'1" x 10'4"

Staircase to first floor.

### **Inner Hallway**

2'4" x 9'9"

### **Reception Room**

15'6" x 11'5"

Bay window to front aspect, TV Aerial point, telephone point, double opening French patio doors into the rear garden.

### **Kitchen**

12'1" x 8'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, space for electric cooker, four ring electric hob with stainless steel extractor hood over, space for freestanding American fridge/freezer, part tiled walls.

### **Dining Room**

12'2" x 18'0"

Gas featured fireplace set into marble surround with wooden mantle, bow window to front aspect, telephone point, TV Aerial point.

### **Utility Room**

6'3" x 9'8"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, space for a tumble dryer, wall mounted thermostat controls, floor standing boiler.

### **WC**

3'7" x 7'2"

Fitted with a two piece suite comprising wc and wash hand basin.

### **Landing**

5'3" x 10'5"

Airing cupboard.

### **Upper Hallway**

5'3" x 8'2"

### **Bedroom 1**

11'11" x 10'8"

Spacious double bedroom, TV Aerial point.

### **Bedroom 2**

11'11" x 11'1"

Double bedroom, TV Aerial point.

### **Bedroom 3**

9'11" x 10'5"

Double bedroom, TV Aerial point, eaves storage, loft access.

## **Bathroom**

7'5" x 8'2"

Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity unit with single taps, close coupled wc, part tiled walls, loft access.

## **Driveway**

Paved driveway providing parking for several vehicles.

## **Garage**

18'01" x 10'06"

With up and over door, power and lighting.

## **Garden**

The property stands proudly within extensive laid to lawn gardens, adorned with a variety of established hedging to the boundaries. There is a large paved patio seating area located outside the reception room. The garden is fronted by a large opening timber gate, leading up towards the garage.

## **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 C

## **Viewing arrangements**

By appointment through Choice Properties 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.



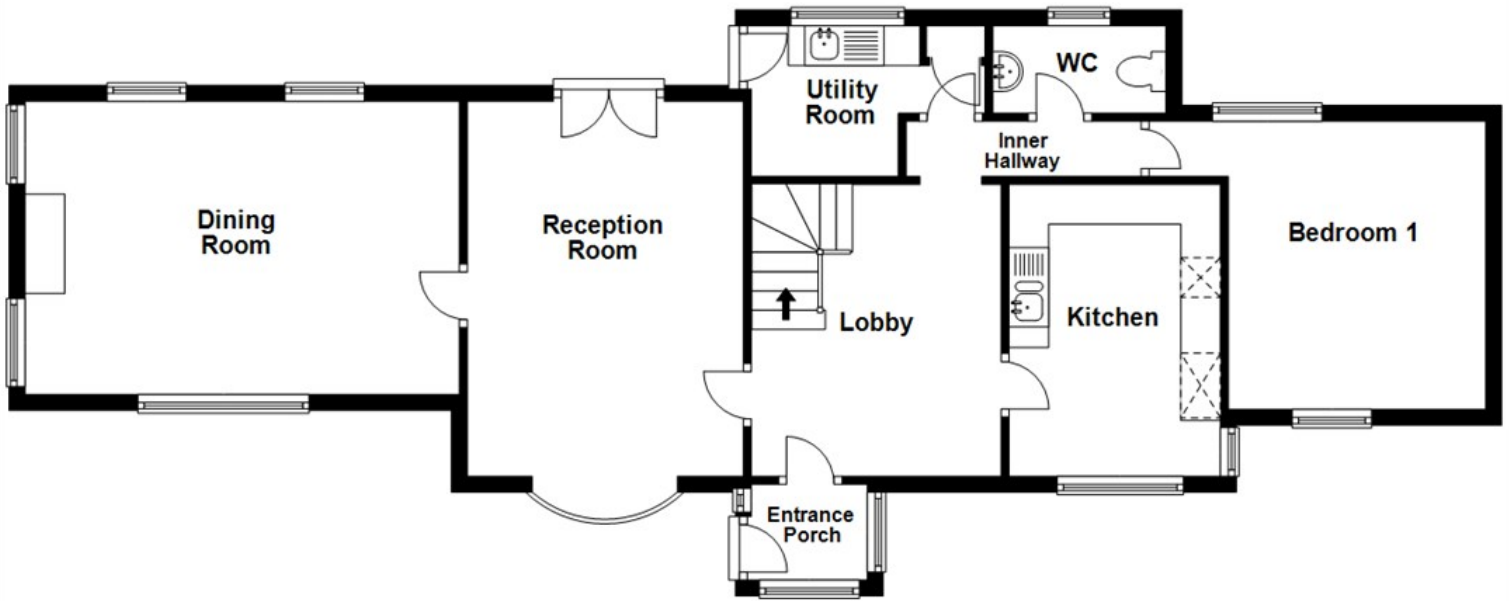




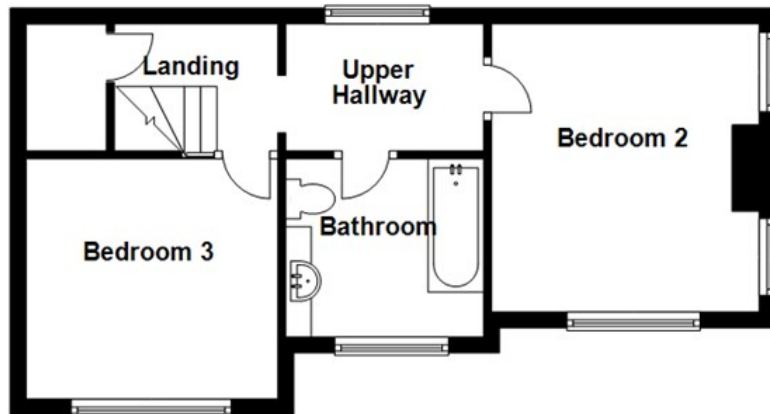




**Ground Floor**



**First Floor**





# Directions

