



# CHOICE PROPERTIES

## *Estate Agents*

Plot 2 Main Road,  
Skendleby, PE23 4QE

Asking Price £235,000



Situated in the idyllic country village of Skendleby and enjoying picturesque views over some of Lincolnshire's finest rolling countryside, Choice Properties are delighted to present to you this characterful 3 bedroom, semi detached, new build home. Currently being constructed to the highest specification and to include quality internal fittings these individual cottages are not to be missed. For further information please call us now.

The small village of Skendleby is situated near the south eastern edge of the rolling Lincolnshire Wolds ( an are of outstanding natural beauty) and is only a short drive from the neighbouring historic market towns of Alford and Spilsby. With full central heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

### **Entrance Door**

Leading to :

### **Hallway**

19'1" x 7'0"

Stairs leading to first floor landing. Door leading to :

### **WC**

2'10" x 5'6"

### **Kitchen/Diner**

22'11" x 10'10"

### **Lounge**

12'3" x 8'6"

### **Landing**

### **Bedroom 1**

12'2" x 10'2" extending to 11'3"

### **Bedroom 2**

10'2" x 10'2" extending to 11'3"

### **Bedroom 3**

8'3" x 6'9"

### **Bathroom**

7'10" x 6'4"

### **Garden/Driveway**

### **Tenure**

Freehold

### **Council Tax Band**

To Be Confirmed

### **Viewing Arrangements**

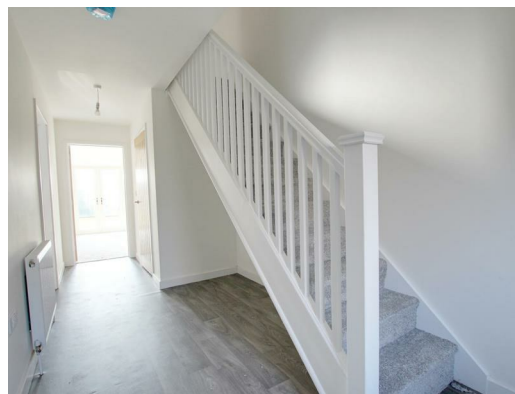
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Making an Offer**

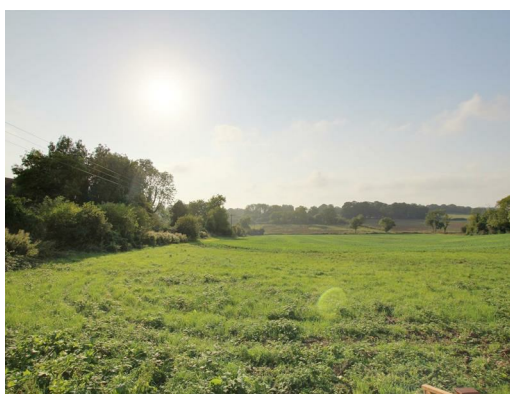
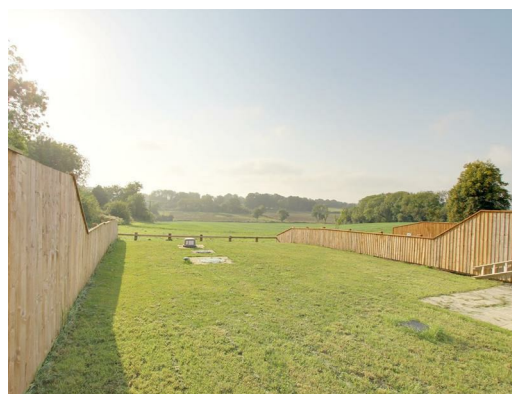
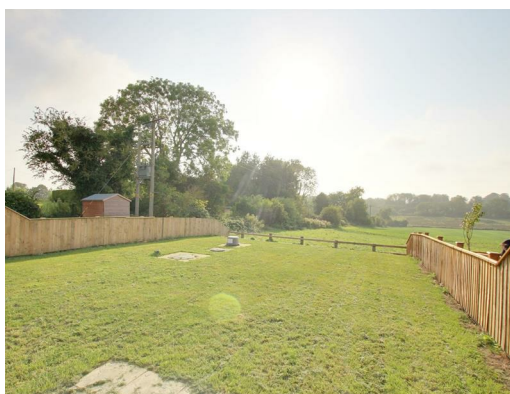
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

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.





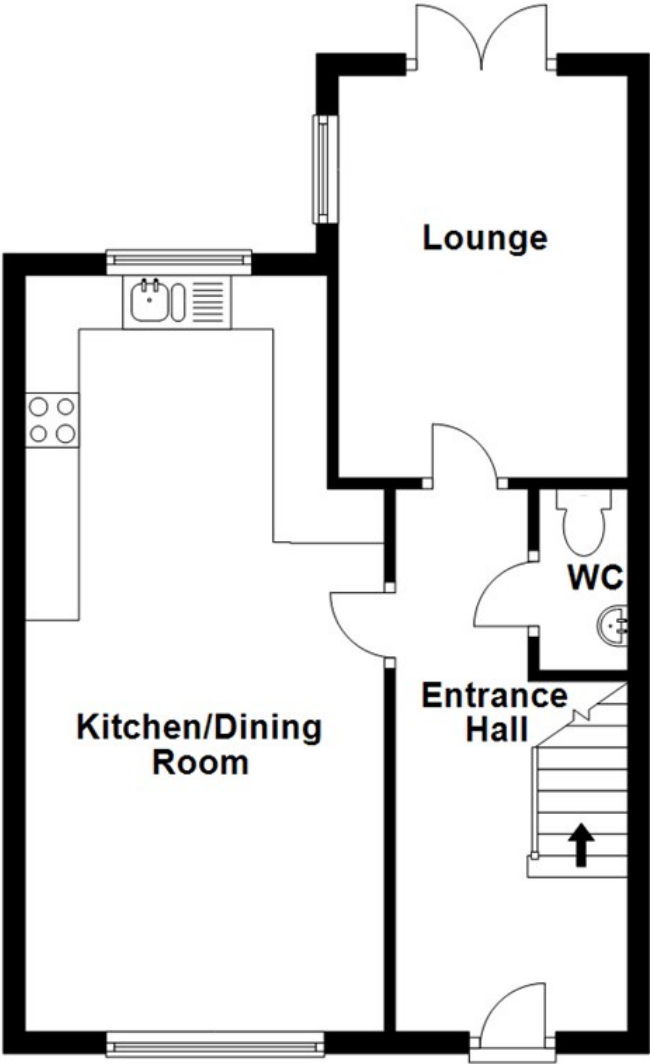




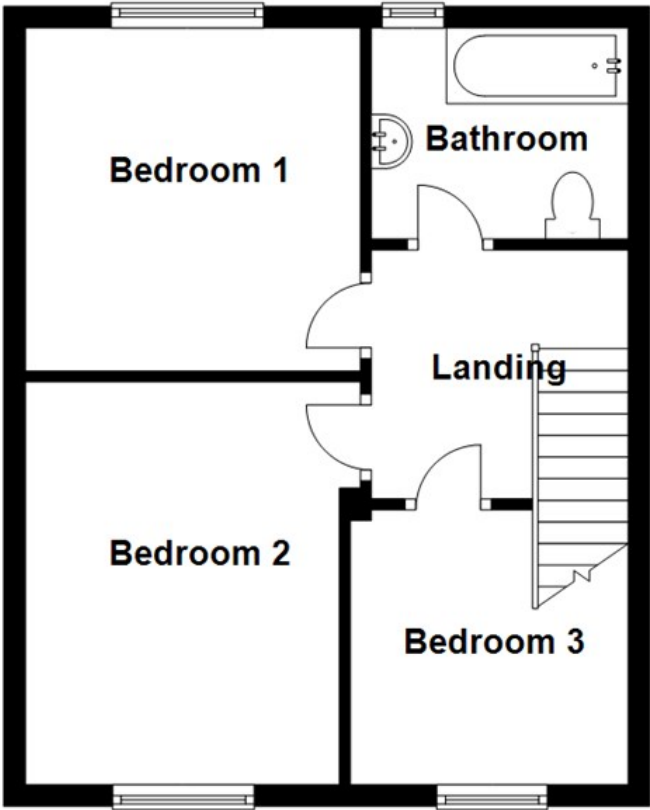




**Ground Floor**



**First Floor**



# Directions

Please use postcode PE23 4QE for full directions.

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		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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		

