



CHOICE PROPERTIES

Estate Agents

Farriers View ,
Sloothby, LN13 9NR

Reduced To £250,000



Located in the country village of Sloothby and enjoying open views towards the Lincolnshire Wolds (an area of outstanding Natural Beauty) Choice Properties are delighted to present to you this detached bungalow which sits in large grounds. Offering two bedrooms, conservatory and well tended gardens together with a garage and ample parking on the capacious driveway. We highly recommend viewing this most superb home.

This beautiful property has the added benefit of Oil Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation consists of :-

Front Entrance Door

Leading into :

Entrance Hall

17'7" x 2'5"

Radiator. Power Points. Telephone Point. Storage Cupboard housing Hot Water Cylinder.

Living Room

11'8" x 15'3"

Radiator. Power Points. TV Aerial Point.

Kitchen/Diner

9'8" x 15'3"

Wall & Base units with Worksurfaces over. 1.5 Sink unit with drainer and mixer taps. Radiator. Power Points. Worcester Oil Boiler.

Conservatory

7'10" x 13'1"

Radiator. Power Points. Door leading to Rear Garden.

Bedroom 1

11'8" x 11'4"

Radiator. Power Points. Fitted Wardrobes.

Bedroom 2

9'8" x 10'7"

Radiator. Power Points.

Shower Room

6'0" x 8'1"

Push Button Flush WC, Wash Hand Basin with Mixer Taps & Assisted Shower. Fully Tiled. Radiator.

Garage

20'1" x 9'11"

Up & Over Door. Power & Lighting.

Garden

This property sits on a large plot with ample space to the front, perfect for multiple vehicles while also featuring a driveway down to the Garage to the left of the property. The rear garden has been laid to lawn and features well established trees, shrubs and plants. Attached to the garage is a Greenhouse as well as a Storage Shed. The property overlooks beautiful farmland views to the rear.

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

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

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

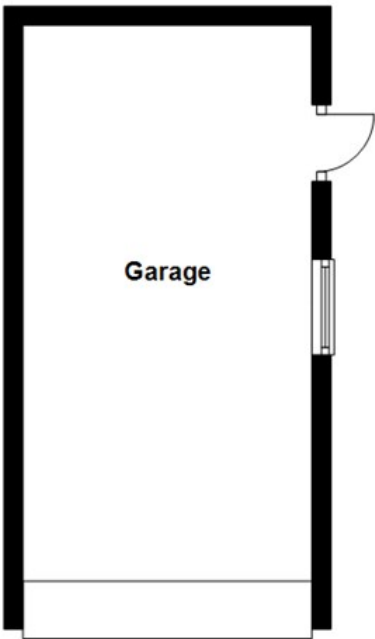
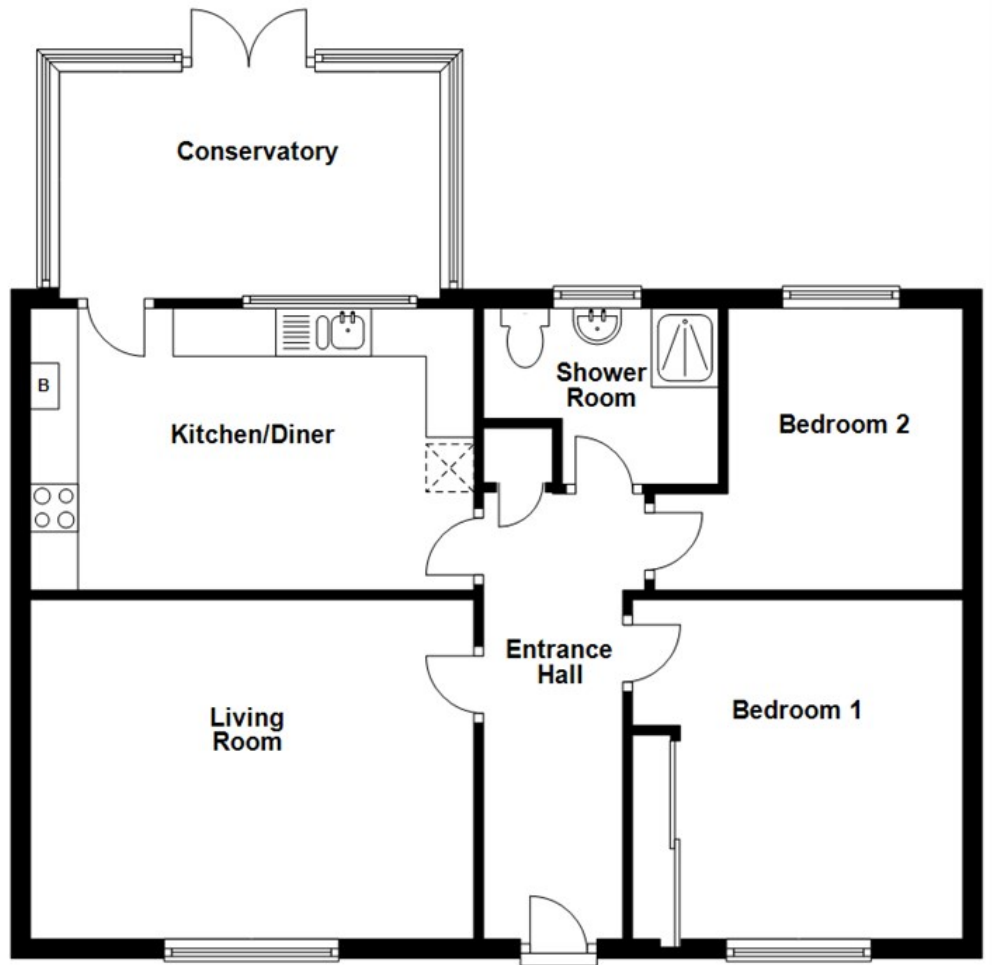
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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



Directions

Use LN13 9NR in your SatNav for directions to this property.

