



CHOICE PROPERTIES

Estate Agents

2 Home Close,
Thimbleby, LN9 5RF

Price £150,000



Choice Properties are delighted to bring to market this fantastic three bedroom house which is situated in the ever popular village of Thimbleby, a short distance from the historic town of Horncastle with NO UPPER CHAIN we highly recommend viewing this property.

With the benefit of Electric heating and UPVC Double Glazing the internal accommodation consists of:-

Front entrance door to:

Hall

5'6" x 3'4"

Staircase to the first floor landing. Electric storage heater.

Reception room

18'0" x 11'10"

Electric storage heater. Opening leading through to:

Kitchen/Diner

6'7" x 10'5"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point. Electric storage heater. Door to:

Side Lobby

14'11" x 2'8"

Doors to front and rear.

Landing

Electric storage heater. Airing cupboard housing the hot water cylinder. Access to the loft area.

Bedroom 1

12'0" x 13'4"

Electric storage heater.

Bedroom 2

9'11" x 11'11"

Electric storage heater.

Bedroom 3

7'8" x 8'11"

Electric storage heater.

Bathroom

Panelled bath and wash hand basin. Heated towel rail. Wall mounted electric heater. Extractor fan.

WC

5'4" x 2'11"

W.C.

Garden

Gardens to front and rear.

Council Tax

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 A.

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

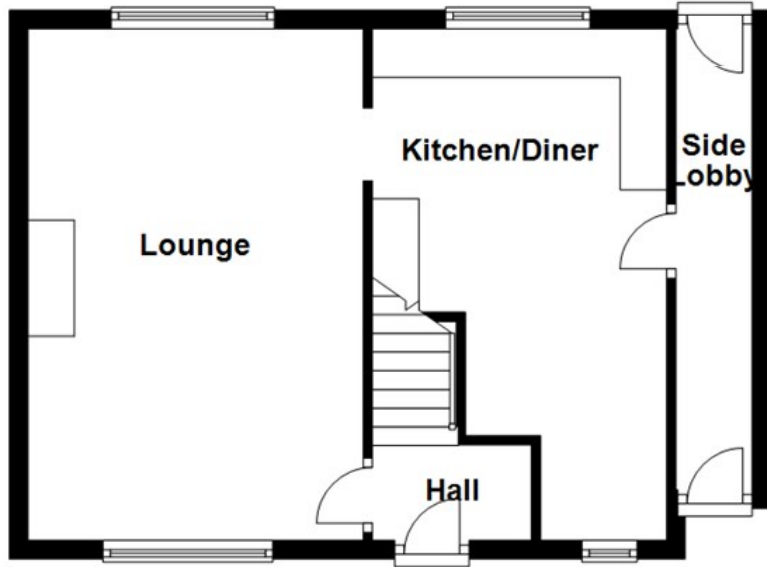
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

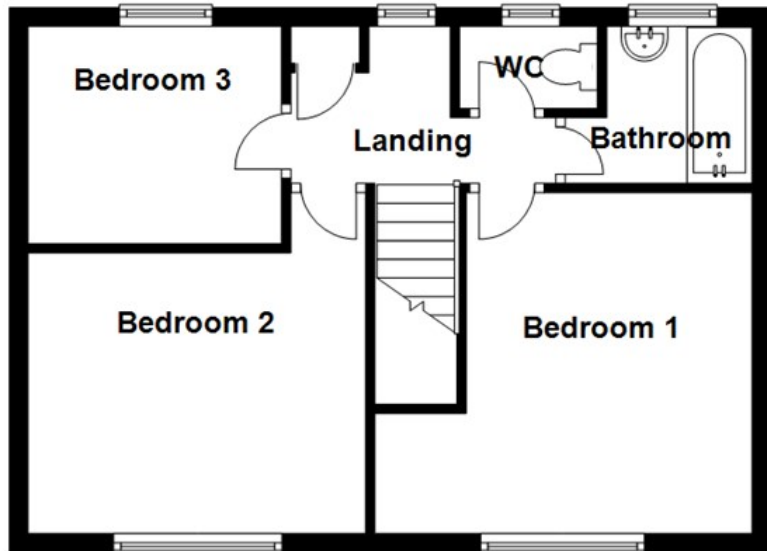
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Use LN9 5RF in your SatNav.

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

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

