



CHOICE PROPERTIES

Estate Agents

Tudor Cottage Culvert Road,
Skegness, PE24 4NJ

Offers In The Region Of £275,000



It is a pleasure for Choice Properties to bring to the market this impressive and most spacious three bedroom detached dormer bungalow, occupying a pleasant rural position. The property further benefits from a large private garden, ideal for a variety of uses, off road parking and static caravan also included. The property stands proudly in a half acre plot (sts). Additional land measuring approximately 1/2 an acre is also available by separate negotiation. Early viewing is advised.

Benefitting from oil fired central heating and uPVC double glazing, this light and bright internal accommodation comprises:

Porch

Front entrance door.

Hallway

3'5" x 13'0"

Built in storage cupboard. Door to:

Reception Room

13'0" x 13'0"

Light and airy reception room with dual aspect windows including bay window. Open fire set in brick feature surround.

Dining Room

13'0" x 10'10"

Dual aspect windows. Fireplace set in feature surround with wooden mantle.

Kitchen

6'6" x 17'9"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, cooker point with extractor hood over, part tiled walls, tiled flooring.

Utility

8'5" x 8'0"

Plumbing for a washing machine and dishwasher.

Sun Room

7'10" x 13'4"

Tiled flooring.

Lobby

5'0" x 15'3"

Stairs to the first floor landing.

Landing

Door to:

Bedroom 1

11'0" x 11'7"

Spacious double bedroom.

Storage

5'7" x 10'7"

Storage room.

Bedroom 2

11'0" x 9'5"

Double bedroom.

Bedroom 3

11'0" x 10'11"

Double bedroom.

Bathroom

11'0" x 7'6"

Fitted with four piece suite comprising panelled bath tub with mixer tap and shower attachment over, corner shower enclosure with electric shower over, hand wash basin set in vanity unit and dual flush wc. Tiled walls.

Eaves/Storage

With power and lighting.

Store

5'1" x 4'8"

With sink and shower.

Store

4'10" x 3'0"

Outdoor store.

Parking

Double opening timber gates open up onto the driveway providing off road parking.

Garden

The property further benefits from a large, privately enclosed garden with hedging to the boundaries. There is also a large paved patio area as well as timber shed, kennel and run.

ADDITIONAL NOTE

The sellers of this property are also selling extra land measuring approximately 1/2 an acre which is available by separate negotiation please see link for more details https://www.rightmove.co.uk/properties/148546472#/?channel=COM_BUY

Caravan

The static caravan shown in the pictures will also be included in the sale.

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

By appointment through Choice Properties on 01507 462277.

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

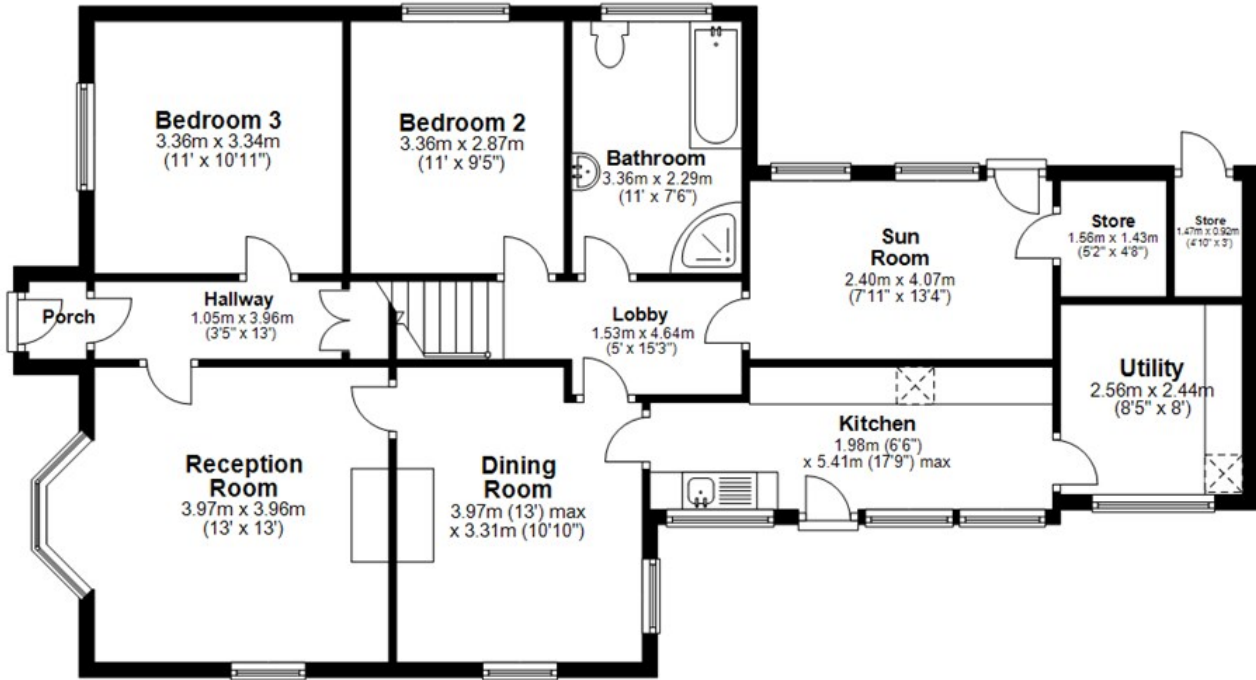
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

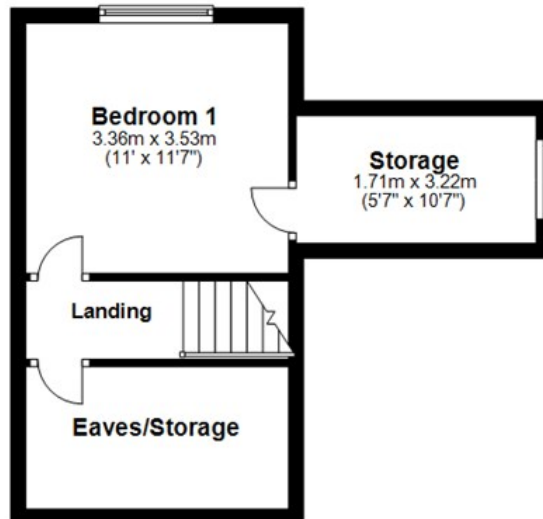
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Please use Postcode PE24 4NJ for directions to this property.

