



CHOICE PROPERTIES

Estate Agents

25 Church Lane,
Huttoft, LN13 9RD

Reduced To £300,000



It is a pleasure for Choice Properties to bring to the market this most spacious and immaculately presented three bedroom detached bungalow, located in the quiet residential village of Huttoft boasting scenic open views to the rear. Offering a generously proportioned layout with three double bedrooms as well as ample off road parking, a garage and outside store, this well kept property is conveniently located within short distances to the golden sandy beaches, coastal towns of Mablethorpe and Sutton on Sea and the historic market town of Alford. Early viewing is advised to avoid disappointment and to appreciate the size and finish of property on offer here.

The abundantly light and bright accommodation benefits from a gas central heating system, uPVC double glazing throughout and comprises:

Entrance Porch

4'00" x 5'09"

Front uPVC door leading into the entrance porch, with tiled flooring, double aspect windows and a uPVC door to the hallway.

Hallway

30'00" x 4'06"

Fitted with engineered oak flooring, access to the loft; which is boarded with lighting and a pull down ladder; and further houses the 'Greenstar' combination boiler; supplying both the central heating and hot water systems, a fitted store cupboard with railing and doors to:

Reception Room

16'00" x 11'10"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial and a wall mounted electric feature fire.

Kitchen/Diner

10'00" x 26'07"

Stylish fitted kitchen with wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring 'Beko' induction hob with extractor hood over, integrated dishwasher and integrated 'Hotpoint' washing machine, double electric 'Indesit' oven and integrated 'Lamona' microwave, space for a freestanding 'American' style fridge/freezer, part tiling to the walls, laminate flooring, ample space for a dining table, featured built in wall storage units with wall mounted electric feature fire and TV aerial. Tri-folding doors leading to:

Sun Room

7'00" x 16'07"

Featuring triple aspect windows, laminate flooring, uPVC cladding to the ceiling, a single uPVC door and double opening 'French' uPVC doors to the rear garden.

Bedroom 1

13'00" x 11'10"

Spacious double bedroom with fitted wardrobes and storage cupboards, laminate flooring and a TV aerial.

Bedroom 2

10'00" x 9'07"

Double bedroom with laminate flooring and a fitted double wardrobe.

Bedroom 3

8'00" x 9'07"

Double bedroom with laminate flooring.

Bathroom

8'00" x 7'00"

Fitted with a four piece suite comprising a 'P' shaped bath tub with mixer tap and shower attachment, corner shower cubicle with double electric 'Aquas' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls and floors and an extractor fan.

WC

2'00" x 7'01"

Fitted with a WC with dual flush button, hand wash basin with mixer tap, part tiling to the walls and inset spot lighting.

Driveway

Expansive block paved driveway providing parking for up to six vehicles.

Garage

19'00" x 8'03"

With and up and over door, power and lighting, sizeable workbench, side door and side window.

Outside Store

With power and lighting.

Garden

The property is fronted by low level hedging and shrubbery enclosing the expansive driveway and a garden laid to lawn. To the rear of the property is a privately enclosed garden also mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, raised planter beds, two outside taps, a useful timber shed, greenhouse, a composite storage unit and the scenic open views that the bungalow backs on to, overlooking the fields to the rear.

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 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.

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 C.

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1368.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Directions

Take a left out of our Alford office. At the junction with the Church ahead, take a right and continue along East Street and then take the right hand turn onto A1111 (sign-posted Bilsby/Sutton on Sea). Continue along this road and just after the Spar/petrol station turn right on to B1449 (sign-posted Mumby). Continue along this road until you get to the junction, where you turn left onto the Mumby Road/A52. Continue on this road, keeping left until you come into Huttoft. Church Lane is located on the left just before Huttoft Service Station, number 25 can be found about half way up on your left hand side.

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	

