



# CHOICE PROPERTIES

*Estate Agents*

Bethlem View Main Road,  
Sloothby, LN13 9NR

Price £299,950



Choice Properties are delighted to bring to market this idyllic three bedroom detached bungalow situated in the charming village of Sloothby. The property boasts a fully enclosed garden with a variety of mature plants and trees and its own private driveway with space for up to three vehicles and, on the interior, features a well proportioned living room, kitchen, utility room, and conservatory. Early viewing is highly advised.

With the added benefit of oil fired central heating throughout, the well proportioned internal living accommodation comprises:-

### **Hallway**

4'8 x 15'11

With hardwood entrance door. Access to insulated loft. Two large double door storage cupboards. Laminate flooring. Radiator. Telephone point. Power points.

### **Living Room**

11'0 x 16'2

Electric fireplace with marble hearth and surround. UVPC window to front aspect. Tv aerial point. Radiator. Power points.

### **Kitchen**

10'9 x 12'0

Fitted with wall and base units with works surfaces over. Four ring gas hob with pull out extractor hood over. Large one and a half bowl ceramic sink with drainer and mixer tap. Part tiled walls. Space for fridge freezer. Laminate flooring. UVPC window to rear aspect. Power points. Radiator.

### **Utility**

9'3 x 6'10

Fitted with wall units and worksurface with space under. Worcester oil boiler. Plumbing for washing machine. Space for fridge freezer. Space for dryer. Laminate flooring. Radiator. Power points. UVPC window and door to:-

### **Conservatory**

8'9 x 8'8

With UVPC windows to all aspects. French doors leading to garden. Radiator.

### **Bedroom 1**

8'7 x 17'7

UVPC window to front aspect. Tv aerial point. Consumer unit. Radiator. Power points. Door to:-

### **Ensuite**

2'10 x 5'6

Fitted with a wash hand basin set over vanity unit with mixer tap and a push flush w.c. Power points. Consumer unit. UVPC window to side aspect.

### **Bedroom 2**

14'6 x 9'0

Radiator. Power points. UVPC window to rear aspect.

### **Bedroom 3**

9'2 x 5'6

Radiator. Power points. UVPC window to front aspect.

### **Wet Room**

9'1 x 5'6

Fitted with a walk in shower, wash hand basin set over vanity unit with mixer tap, and push flush w.c. Wall mounted vanity unit with mirror over. Extractor. Radiator. UVPC window to side aspect.

## **Gardens**

The property boasts a generously sized private laid to lawn rear garden which is fully enclosed with fencing to the perimeter. This rear garden benefits from an abundance of mature plants, trees, and shrubbery, adding a plethora of life and colour. To the front is a slightly smaller laid to lawn garden adjacent to the driveway with a well maintained hedgerow providing privacy from the roadside.

## **Driveway**

Tarmac driveway with space for up to 3 vehicles.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C. Amount payable 2024/25 - £1856.22

## **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.









Approximate total area<sup>m</sup>  
957.56 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Alford Office head south along the B1996 for approximately 3.5 miles until you've have gone through the village of Willoughby then turn left down Mill Lane. Continue down Mill Lane for 1.5 miles and you will find the property on your right hand side just after a red telephone box.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		66
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

