



CHOICE PROPERTIES

Estate Agents

Anchorage ,
Skendleby, PE23 4QA

Price £285,000



With Detached Garage and Studio



Located in an area of outstanding natural beauty within the picturesque Lincolnshire Wolds. 10 miles from the East coast of Lincolnshire.

It is a pleasure for Choice Properties to bring to the market this impressive two bedroom (one en-suite) detached bungalow with DETACHED GARAGE AND STUDIO, which has been finished to a high standard throughout and is located in the quiet sought after village of Skendleby. Further benefitting from enclosed, sunny gardens as well as detached garage and studio, early viewing is certainly advised!

Benefitting from uPVC soffits and fascias, gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Hall

16'11" x 3'6"

Composite front entrance door. Radiator. Two storage cupboards. Doors to:

Kitchen

13'9" x 8'7"

Fitted with a range of wall and base units with work surfaces over, composite granite sink unit and drainer with mixer tap over, integral oven and four ring induction hob with extractor over, plumbing for washing machine and dishwasher, space for large freestanding fridge/freezer. Radiator. Extractor fan. Part tiled walls. Bay window to the front elevation.

Reception Room

19'10" x 10'10"

Light and airy reception room with multifuel stove and benefitting from dual aspect windows including bay window to the front elevation and double opening 'French' style patio doors leading to the garden. TV aerial point. Two radiators.

Sunroom

4'2" x 17'11"

Radiator.

Bedroom 1

9'8" x 12'1"

Spacious double bedroom with bay window to the front elevation and recently installed fitted wardrobes. Radiator. Telephone point.

En-Suite

3'7" x 8'9"

Fitted with white three piece bathroom suite comprising shower enclosure, hand wash basin and dual flush wc. Radiator. Tiled walls.

Bedroom 2

10'7" x 10'7"

Double bedroom with dual aspect windows including double opening patio doors to the courtyard side of the garden. LVT flooring. Radiator. Access to the loft space which houses the combination boiler.

Bathroom

5'4" x 8'10"

Fitted with white three piece bathroom suite comprising panelled corner bath tub with taps and shower attachment over, hand wash basin and dual flush wc. Tiled walls. Radiator.

Gardens

The property benefits from privately enclosed, extremely sunny gardens with walls to the boundaries. To the left hand side and rear of the property is the garden, laid mostly to lawn but also featuring a paved patio area, ideal for outdoor furniture, barbecues etc.

To the right hand side of the property is the courtyard which gives access to the garage, studio and the gated driveway. The courtyard is mostly laid to gravel but is hardstanding underneath so could provide more parking space. this has been done previously for a motor home.

Garage

17'7" x 14'0"

Double opening doors, power and lighting.

Studio

11'9" x 7'0" ext to 12'10" x 5'5"

Box bay window and double opening patio doors to the front elevation. Fitted with safety flooring and electric shower. Separate consumer unit for studio.

The studio is currently used as a business premises for a dog grooming business and no business rates are payable.

The wall separating the studio is a partition wall and could easily be removed to provide a larger open space.

Driveway

The property is fronted by a gravelled driveway providing off road parking as well as another driveway which has been block paved. Double opening timber gates open up to a further gravelled and paved driveway providing more off road parking.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday - Friday: 9am - 5pm

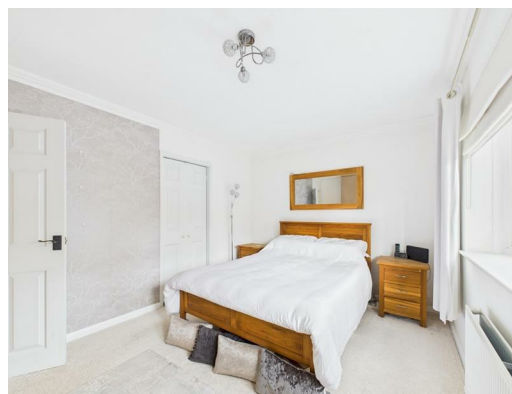
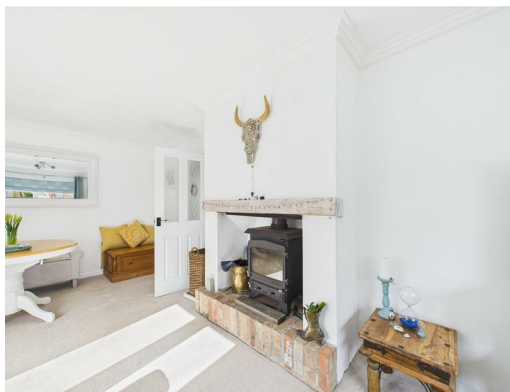
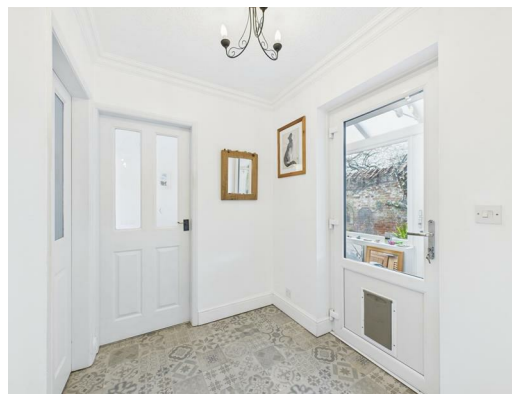
Saturday: 9am - 3pm

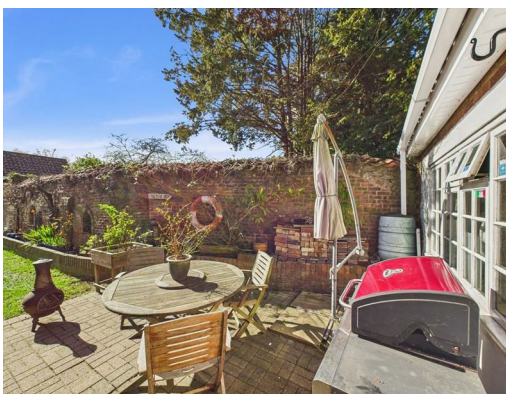
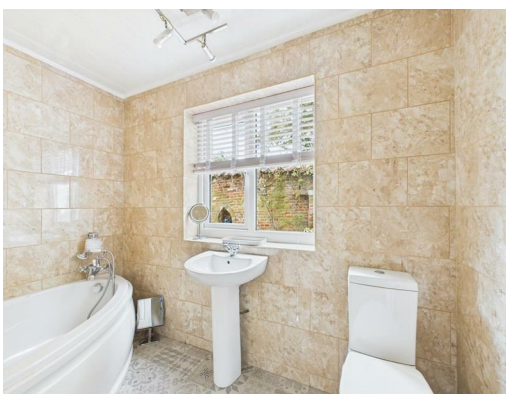
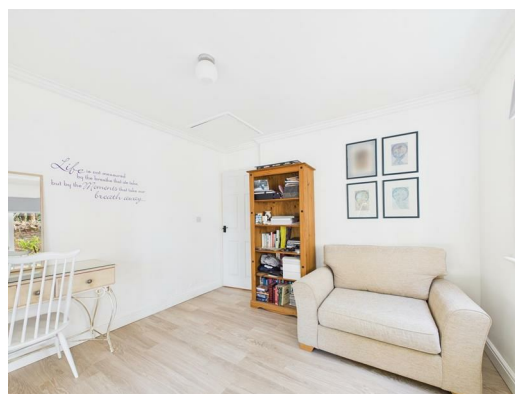
Making an Offer

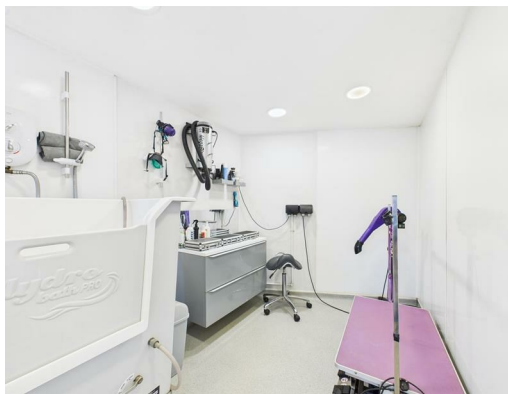
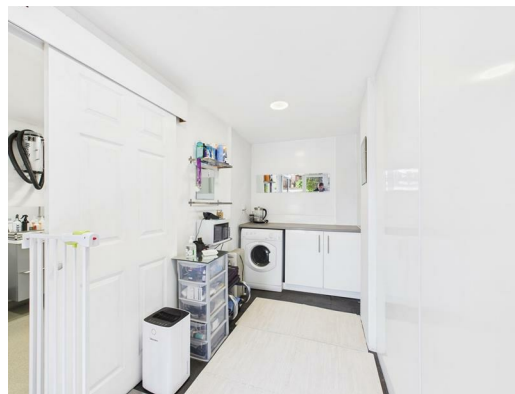
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

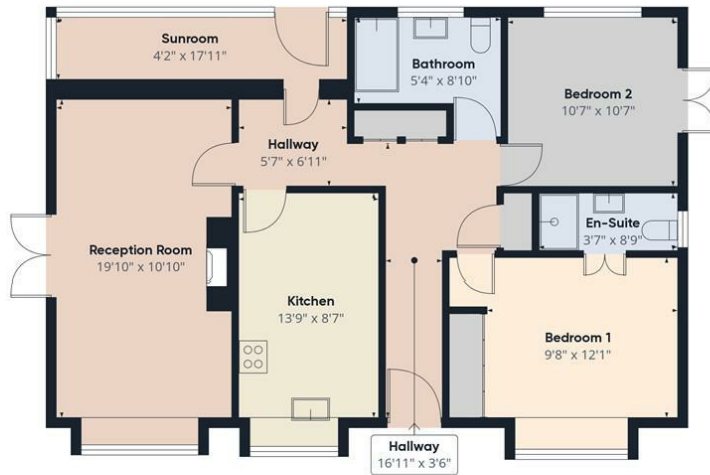
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

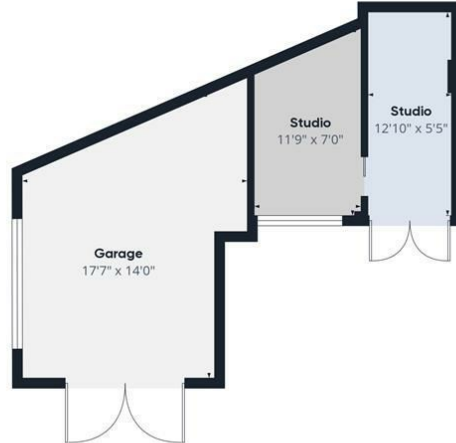








Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1260.23 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Please use postcode PE23 4QA for directions to this property.

