



CHOICE PROPERTIES

Estate Agents

21 Hall Lane,
Skegness, PE24 5LX

Reduced To £269,950



Choice Properties are delighted to bring to market this superb three bedroom bungalow located on Hall Lane situated in the desirable village of Burgh-Le-Marsh. With modern refurbishments completed to a high specification the well presented and generously proportioned interior features a kitchen, living room, conservatory with dining and living area, and a shower room. To the exterior, the property benefits from a fully enclosed garden, brick built garage, and a driveway with carport. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, well presented and abundantly bright internal living accommodation comprises:-

Hallway

13'1 x 12'9 (to furthest measurement)

With uPVC entrance door. Oak internal doors to all rooms. Radiator. Telephone point. Power points.

Living Room

12'1 x 15'2

With electric feature fireplace with granite hearth and surround. Telephone point. Tv aerial point. Radiator. Power points. Large uPVC window to front aspect.

Kitchen

12'4 x 9'2

Fitted with gloss wall, base, and drawer units. Twin integral oven. Four ring 'Lamona' electric hob with extractor over. One and a half bowl sink with chrome mixer tap and drainer. 'Ideal' gas combi boiler in box unit. Integral fridge freezer. Integral dishwasher. Part tiled walls. Spot lighting. Radiator. Power points. Opening to:-

Conservatory

19'7 x 11'0

Large conservatory providing space for a living/dining area. Fitted gloss base units with work surfaces over. uPVC windows to all aspects. uPVC French doors leading to garden. Spot lighting. Two radiators. Tv aerial point. Power points.

Bedroom 1

10'2 x 12'2

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Bedroom 2

9'9 x 13'0

Double bedroom with double door storage cupboard used as fitted wardrobe. Access to loft via loft hatch. Tv aerial point. Power point. Radiator. uPVC window to rear aspect.

Bedroom 3

9'1 x 8'6

Radiator. Power points. uPVC to side aspect.

Shower Room

7'7 x 6'2

Fitted with a three piece suite comprising of large walk in shower with traditional and rainfall shower attachments, wash hand basin with chrome mixer tap set over vanity unit, and a back to wall w.c. Tiled flooring. Fully tiled walls. Wall mounted storage cabinet with mirror in front. Spot lighting. Extractor. Radiator. uPVC to side aspect.

Garage Porch

2'10 x 10'8

With external uPVC doors to both front and rear aspect providing access to the driveway and the rear garden.

Garage

8'3 x 17'4

Fitted with double opening timber doors, wall units, and power and lighting. uPVC window to rear aspect. Gas meter.

Garden

The property benefits from both a front and a rear garden. The front garden is gravelled for ease of maintenance and is home to a variety of mature plants and shrubbery which add life and colour. The private fully enclosed rear garden is laid to lawn and benefits from 6 foot fence panels to the perimeter. The rear garden further benefits from two patio areas which provide the perfect place for outdoor seating. The rear garden also boasts a shed providing an extra storage area.

Driveway

Paved driveway with a car port providing off the road parking for up to three 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

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.

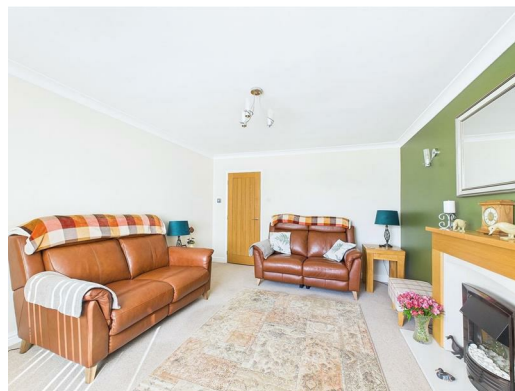
Opening Hours

Monday 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 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⁽¹⁾
1173.81 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

From our Alford office head north along South Market Place until you reach the T-junction where you turn left onto West Street. Continue on this road until you reach Ulceby Cross roundabout where you take the first exit onto the A16. Continue until you reach Gunby roundabout where you take the second exit. Continue on this road for 1km then turn right onto Station Road. Continue for 3km then turn right onto Wainfleet Road. Continue for 450m then turn left onto Hall Lane. Continue for 350m and the property can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

