



# CHOICE PROPERTIES

## *Estate Agents*

### Farm View Cottage , Sloothby, LN13 9NP

Asking Price £247,500



**REDUCED THIS OCTOBER BY MOTIVATED SELLERS - Farm View Cottage - A Stunning Detached Bungalow in a Peaceful Village Setting.** A deceptively spacious and beautifully re-furnished three-bedroom detached bungalow offering light-filled, high specification accommodation in the quiet countryside village of Sloothby - perfectly placed for the historic market town of Alford and the scenic Lincolnshire coast. This home boasts a large, airy lounge and a superb modern kitchen that flows seamlessly into a bright conservatory, this property is ideal for both relaxed family living and entertaining. All three bedrooms are generously proportioned, offering flexible space for family, guests or a home office. Outside, the home enjoys a private and good sized garden, laid mainly to lawn - ideal for outdoor dining, gardening or simply enjoying the peaceful rural surroundings. Set in a tranquil location, yet conveniently close to local amenities, coastal villages and countryside walks Farm View Cottage combines the best of both worlds. With No Upper Chain Viewing is Highly Recommended.

This spacious accommodation comprises:

### **Entrance Porch**

3'7 x 4'11

Composite front entrance door. Wall mounted electric consumer unit.

### **Reception Room**

12'0 x 18'2

Light and airy reception room. Radiator. TV aerial point. Thermostat controls.

### **Kitchen**

9'10 x 11'4

Stylish fitted kitchen comprising a range of wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integral oven and four ring induction hob with extractor over. Spot lighting. Skylight. Radiator.

### **Conservatory**

6'10 x 10'8

With polycarbonate roof. Double opening patio doors leading to the garden.

### **Bedroom 1**

12'0 x 9'5

Spacious double bedroom. Radiator.

### **Bedroom 2**

9'10 x 11'4

Double bedroom. Radiator.

### **Bedroom 3**

7'10 x 6'4

Radiator.

### **Shower Room**

6'5 x 6'2

Three piece suite comprising shower enclosure with 'Triton' shower over, hand wash basin and dual flush wc set in vanity unit. Heated towel rail radiator.

### **Utility**

6'6 x 2'7

Plumbing for a washing machine.

### **Driveway**

Providing off road parking.

### **Garden**

The property benefits from a privately enclosed garden to the rear with timber fencing to the boundaries. The garden is laid mostly to lawn and features a gravelled area for ease of maintenance.

### **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.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

### **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

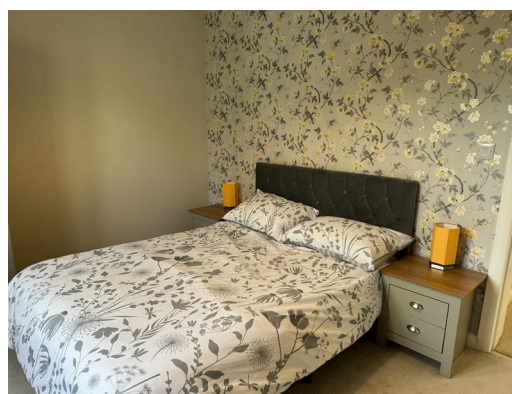
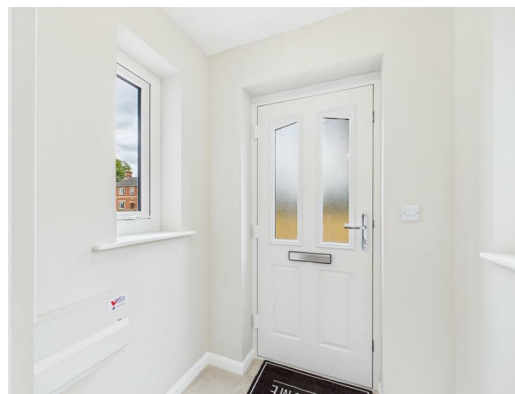
### **Making an Offer**

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 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.

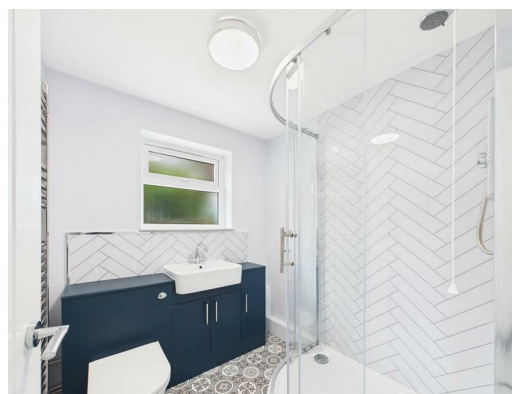
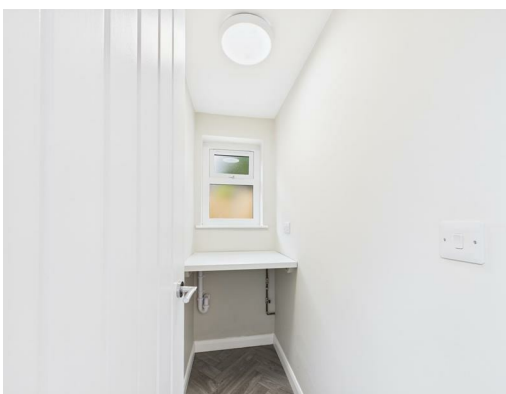
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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>(1)</sup>  
829 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# 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 and as you enter Sloothby the property can be found on your left hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs						
(92 plus) A			82	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B				(92 plus) A		
(69-80) C				(81-91) B		
(55-68) D				(69-80) C		
(39-54) E				(55-68) D		
(21-38) F				(39-54) E		
(1-20) G			33	(21-38) F		
Not energy efficient - higher running costs						
England & Wales		EU Directive 2002/91/EC		England & Wales		

EU Directive 2002/91/EC		EU Directive 2002/91/EC	
