



# CHOICE PROPERTIES

## *Estate Agents*

The Haven Pinfold Lane,  
Beesby, LN13 0JG

Reduced To £260,000



Choice Properties offer for sale this spacious three bedroom detached bungalow with a self-contained one bedroom annex. Boasting a generously proportioned interior accommodation, sizeable outside areas and driveway to front aspect, the property is situated in a semi-rural village of Beesby, within close proximity to both the coastal amenities at Mablethorpe and the historic market town of Alford. Early viewing is certainly advised with the property being further offered with no onward chain.

The abundantly light and bright accommodation benefits from a gas central heating system, provided by a LPG gas tank, found in the front garden and comprises:-

### **Entry**

5'05" x 2'07"

Double opening 'French' uPVC doors leading into the property, with tiled flooring and a door to:

### **Entrance Lobby**

5'09" x 6'11"

With a telephone point and a door to:

### **Reception Room**

13'08" x 13'09"

Light and airy reception room benefiting from large windows to front aspect and fitted with laminate flooring and a TV aerial. Opening through to:

### **Kitchen/Dining Room**

13'09" x 21'01"

Expansive kitchen/dining room fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated electric oven, integrated dishwasher, space for a freestanding under-counter fridge and freestanding under-counter freezer, partly tiled, partly laminate flooring, ample space for a dining table and a door to the:

### **Hallway**

4'06" x 16'03"

With doors to:

### **Bedroom 1**

13'10" x 8'09"

Spacious double bedroom with a large picture window to front aspect.

### **Bedroom 2**

10'05" x 12'10"

Spacious double bedroom.

### **Bedroom 3**

8'09" x 9'03"

Double bedroom.

### **Bathroom**

8'09" x 8'02"

Fitted with a three piece suite comprising a panelled jacuzzi bath tub with mixer tap, shower attachment and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring and partly tiled walls.

### **Utility Area**

8'10" x 4'02"

With space and plumbing for a washing machine, loft access and the utility area also houses the wall mounted condensing gas boiler, as well as the hot water cylinder.

### **Self-Contained Annex**

10'09" x 17'07"

Spacious self-contained annex providing ample studio-style bedroom and living accommodation with a TV aerial, picture window to front aspect and the self-contained annex also houses the wall mounted consumer unit.

## **Shower Room**

5'09" x 7'03"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls and a heated towel rail.

## **Sun Room**

11'06" x 8'00"

Providing private access into the self-contained annex via a uPVC door from the rear of the property, featuring triple aspect windows and a polycarbonate roof.

## **Driveway**

Paved driveway providing off road parking for multiple vehicles.

## **Gardens**

The property is fronted by a garden laid to lawn, featuring an array of well established shrubbery, with timber fencing and well established hedging to the boundaries.

To the rear of the property you will find a sizeable and privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden further features an array of tree and shrubs.

## **Tenure**

Freehold.

## **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 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.

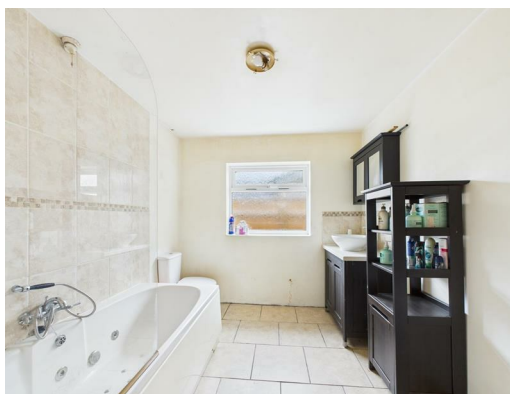
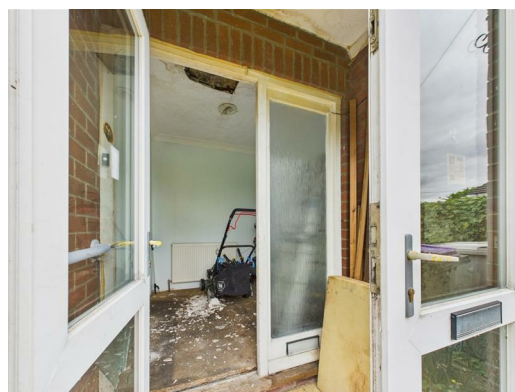
## **Council tax band**

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.

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>  
1368 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.

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# Directions

From our Alford office head along South Market Place towards the junction with the Church. Turn right and follow this road out of Alford. Continue on this road until you enter the village of Beesby. Pinfold Lane can be found on your right-hand side. Once on Pinfold Lane, you will find the property on your left hand side, shortly after the turning for Fen Lane.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	51	56	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

