



CHOICE PROPERTIES

Estate Agents

Sojourn Conisholme Road,
North Somercotes, LN11 7PS

Price £150,000



Choice Properties are delighted to present this well-proportioned semi-detached bungalow, located in North Somercotes, offering excellent potential throughout. The property would make an ideal opportunity for both investors and first-time buyers alike. Benefitting from a practical layout and scope for improvement, this home presents a fantastic chance to add value in a popular village location.

Occupying a generous plot with a particularly large rear garden and offered to the market with no onward chain, the well proportioned accommodation presents an exciting renovation opportunity and comprises:-

Hallway

10'8" x 2'9"

You enter the property into the hallway, which provides access to both bedrooms, the living room, the dining area, and the bathroom, and also benefits from loft access. The hallway further features a radiator.

Bedroom 2

10'4" x 8'7"

Bedroom Two is located at the front of the property and benefits from a large window and a radiator. The room also houses the fuse box.

Reception Room

17'2" x 11'11"

The reception room is a great size and is located at the front of the property. It features a large window with a radiator below, a character gas fireplace, and an aerial point.

Bathroom

6'6" x 6'6"

The bathroom comprises a three-piece suite including a w.c., hand wash basin, and bath, with an electric shower over the bath. The room also benefits from a radiator and a window.

Bedroom 1

13'3" x 10'7"

Bedroom One is located at the rear of the property, offering a private position. The room benefits from a window and a radiator, and also houses the hot water tank within a cupboard.

Kitchen / Diner

17'10" x 9'10"

The kitchen/diner is a great size and offers excellent renovation potential. The kitchen features a peninsula and benefits from plenty of floor and wall cabinets, a sink beneath the window, and a rear door. There is space for an oven/hob, washing machine, and fridge, while the dining area provides ample room for a table and chairs.

Gardens

The rear garden is laid to lawn and features a selection of shrubs and bushes. There is a small patio area directly at the back of the property, with the garden stretching out wide towards the boundary of the adjoining field. Offering great potential, this space would be ideal for a keen gardener.

Driveway

The property benefits from a private driveway providing off-road parking for multiple 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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

Making An Offer

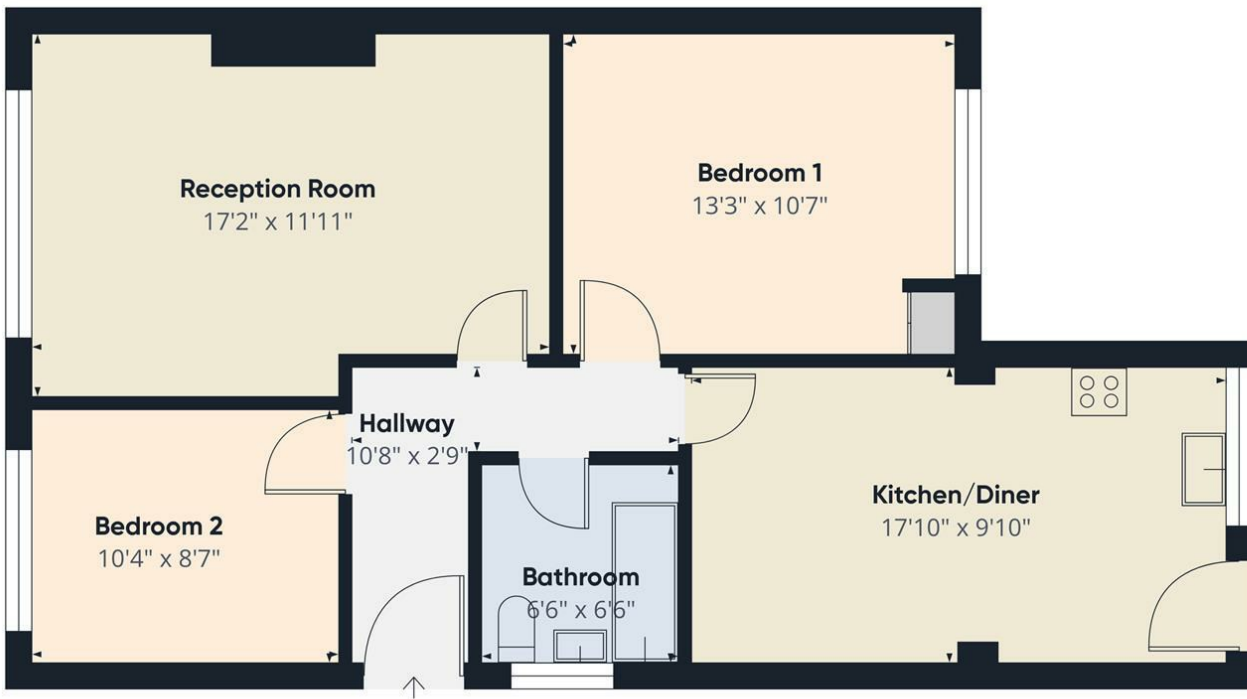
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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. 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^m
709 ft²

(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

Please use the postcode LN11 7PS, this will take you onto Conisholme Road, North Somercotes. The property is on the same side as 'Co-op', please look for 'Sojourn'.

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

