CHOICE PROPERTIES

Estate Agents

Raybecca Manor Road, Spilsby, PE23 4LL

Asking Price £365,000



Choice Properties are delighted to offer for sale this spacious and versatile three-bedroom chalet-style bungalow, pleasantly situated within the sought-after and picturesque village of Hagworthingham, close to Spilsby. Offering generously proportioned and flexible accommodation arranged over two floors, the property briefly comprises an entrance hall, spacious lounge/dining room, kitchen, utility room, conservatory, separate dining room, principal bedroom with en-suite shower room, further ground floor bedroom and family bathroom. A reception landing provides access to the third bedroom, which also benefits from an en-suite W.C. Externally, the property boasts stunning front and rear gardens, providing a wonderful setting to enjoy the outdoors, together with a driveway offering ample off-road parking. Further benefits include owned solar panels. An attractive and individual home offering spacious accommodation in a desirable village location. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

Spacious accommodation comprising :

Entrance Hall
Stairs to first floor landing, under stairs storage cupboard, radiator.

Lounge / Dining Room
19' x 10'9
Double glazed windows to front and side, internal windows and French doors to rear opening to conservatory, feature fire with decorative surround, two radiators.

Kitchen
15'10 x 9'8
Double glazed window to rear, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in double oven, hob and extractor fan, part tiled walls, door to conservatory.

Conservatory
15'7 x 8'11
Double glazed windows to rear and side, double glazed door to side opening to garden, radiator.

Dining Room
14' x 12'1
Double glazed window to rear, radiator.

Utility Room
Obscure double glazed window to rear, double glazed door, space for appliances, stainless steel sink with mixer tap and drainer, part tiled walls, tiled floor.

Bedroom One
19'8 x 11'6
Double glazed French doors to side opening to garden, feature obscure window to side, two built in wardrobes, radiator, door to:

En-Suite Shower Room
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled floor, heated towel rail, extractor fan.

Bedroom Two
11'6 x 10'8
Double glazed window to front and side, built in wardrobes, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin, panelled bath with mixer tap and shower attachment, built in storage cupboards, tiled walls, radiator.

Landing Reception
Double glazed Velux style window to rear, built in storage cupboard, access to eaves storage, radiator.

Bedroom three
10'3 x 9'5
Double glazed Velux style window to rear, access to eaves storage, radiator, door to:

En-suite W.C
Double glazed Velux style window to rear, white suite comprising low level W.C, pedestal wash hand basin, radiator.

Garden
Stunning mature gardens to the front and rear of the property, mainly laid to lawn, patio area, summer house, two sheds, greenhouse, outside tap, flowers, trees and shrubs, water feature.

Driveway
Providing off road parking space.

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

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.

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

Viewing Arrangements
Contact Choice Properties on 01507 462277

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





Floor 1

Approximate total area(1)

1639 ft²

Reduced headroom

68 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

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 postcode of PE23 4LL to locate the property.







