



CHOICE PROPERTIES

Estate Agents

Driftwood Jubilee Road,
North Somercotes, LN11 7LH

Price £200,000



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow, situated in the most sought after location, in the thriving village of North Somercotes, close to all the local amenities. The property further benefits from driveway with garage and beautiful well tended gardens, overlooking open field views to the rear. Viewing is highly advised.

Offering generously proportioned room throughout and a flexible layout, the well maintained accommodation comprises:-

Hallway

Loft access - partially boarded with lighting, two built in storage cupboards - one housing the 'Worcester' boiler and programming controls for the central heating.

Reception Room

11'6" x 13'9"

Multi-fuel fire set into featured surround, TV Aerial point, telephone point, triple aspect windows providing ample lighting.

Kitchen

10'7" x 10'3"

Fitted with a range of wall and base units with worktops over, one and half bowl stainless steel sink unit with drainer and mixer taps, cooker point with extractor over, space for freestanding fridge/freezer, plumbing for a washing machine, partly tiled walls, space for a dining table, pedestrian door to the side aspect.

Conservatory

9'5" x 18'7"

Polycarbonate pitched roof, heating, featured ceiling fan light, double opening French patio doors leading onto the attractive rear garden.

Bedroom 1

12'6" x 10'2"

Spacious double bedroom, built in storage wardrobe, sliding patio doors leading into the conservatory, TV Aerial point, telephone point.

Bedroom 2

8'11" x 12'2"

Double bedroom.

Bedroom 3

10'1" x 8'7"

Double bedroom, telephone point, built in storage wardrobes.

Bathroom

5'7" x 8'7"

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, close coupled wc, extractor fan, partly tiled walls.

Driveway

Paved driveway providing off road parking.

Garage

18'2" x 8'10"

Up and over door, power and lighting, wall mounted fuse box.

Garden

The property is fronted by a well tended gravelled garden with a variety of plants, trees and shrubbery throughout. There is gated access to the side of the property which leads you to the beautiful rear garden. The rear garden is privately enclosed with fenced boundaries and overlooks the most peaceful open field views. The garden is mainly laid to lawn with a colourful selection of different plants, flowers and hedging to the borders. A paved footpath leads up towards the Greenhouse with an additional path leading to the spacious storage sheds - both with power and lighting and lending themselves to numerous uses.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 860033.

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.

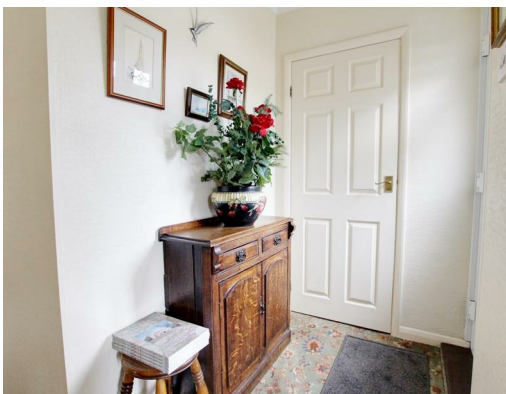
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council Tax Band

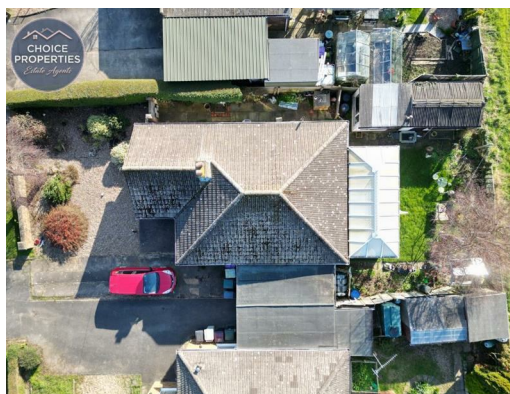
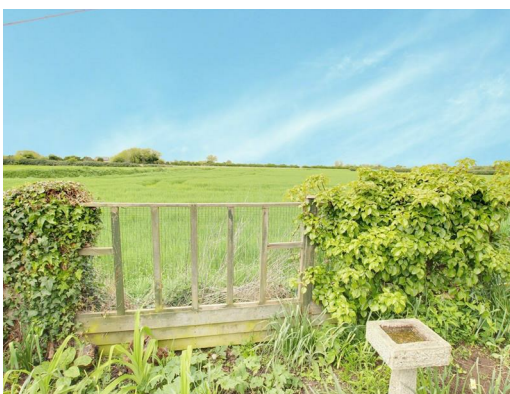
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

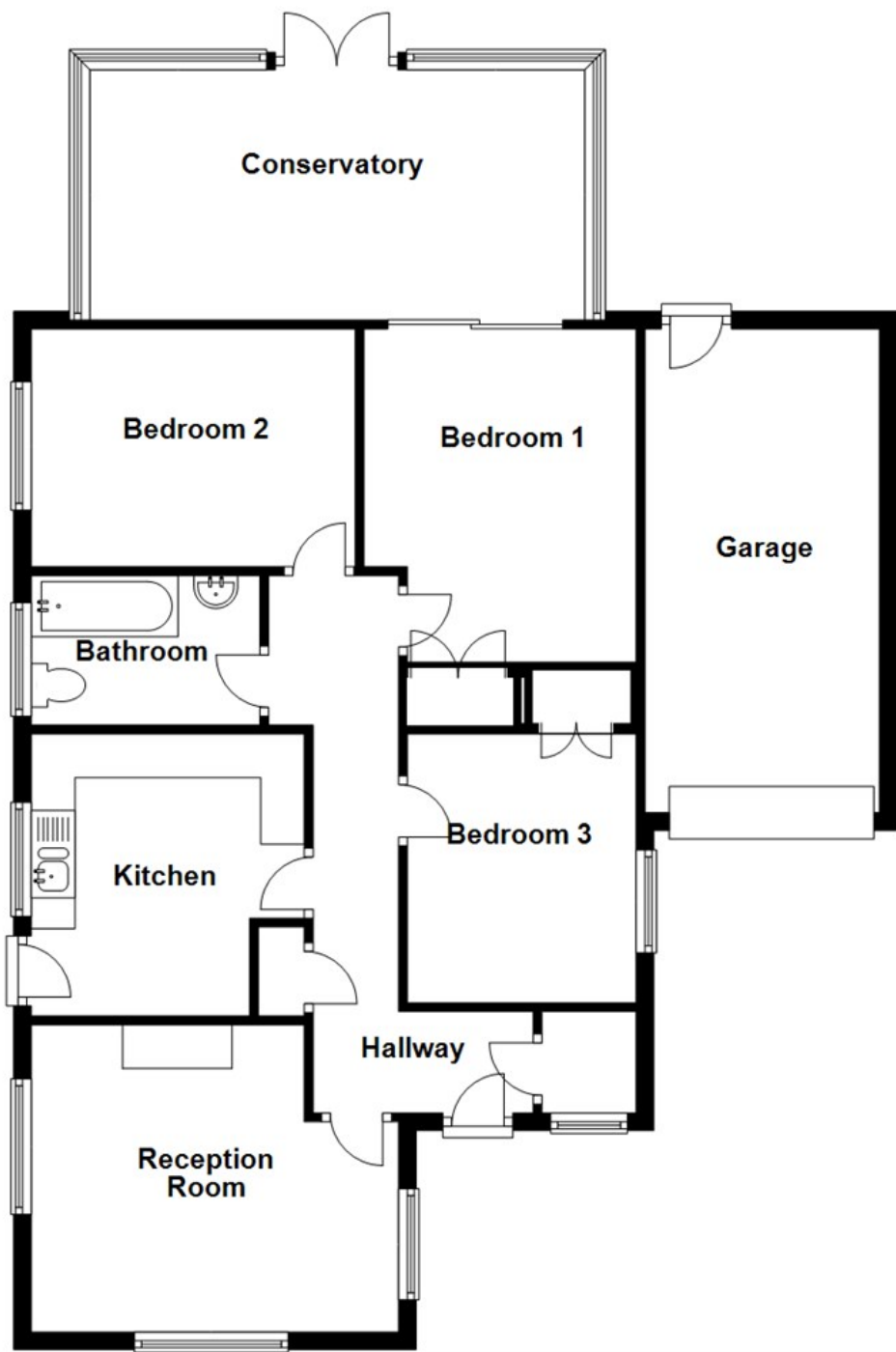
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







Ground Floor



Directions

Once you enter the village of North Somercotes, continue onto Keeling Street. Go past the Axe & Cleaver pub which is located on your left hand side and then take the first right onto Jubilee road. Driftwood is roughly half way down on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) D		
(39-54) E			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

79

58

