



CHOICE PROPERTIES

Estate Agents

Rydalhurst Conisholme Road,
North Somercotes, **Reduced To £340,000**
LN11 7PS



Welcome to this charming detached house located on Conisholme Road in the desirable village of North Somercotes. This spacious family home boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

Situated on an extensive plot, this property offers stunning open views to the rear, providing a peaceful and picturesque setting. Imagine waking up to the beauty of the countryside right outside your window!

Conveniently located close to local amenities, this property offers the perfect blend of tranquillity and convenience. Whether you're popping out for groceries or enjoying a meal at a nearby restaurant, everything you need is just a stone's throw away.

What's more, this property is chain-free, making the buying process smoother and more straightforward. Don't miss out on the opportunity to own a piece of this lovely village and make this house your dream home. Book a viewing today and start envisioning the life you could create in this wonderful home.

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and well maintained accommodation comprises:-

Hallway

16'10" x 5'4"

Staircase to the first floor, wall mounted alarm system, wall mounted thermostat controls.

Reception Room

12'7" x 14'1"

With uPVC dual aspect windows creating a light and airy atmosphere throughout, gas fire set into featured tiled surround with tiled hearth and wooden mantle, TV Aerial point, telephone point, door to:-

Dining Room

11'11" x 14'1"

With ample space for a dining table, uPVC double glazed window to the side aspect, consumer unit, featured timber beams to the ceiling, door to:-

Kitchen

10'2" x 14'1"

Fitted with a range of wall and base units with work surfaces over, one bowl stainless steel sink unit with drainer and mixer taps, integral double oven, four ring electric hob with extractor over, partly tiled walls, featured timber beams to the ceiling, uPVC double glazed window to the rear aspect overlooking beautiful views of the garden, door to:-

Conservatory

13'3" x 17'8"

Spacious conservatory with triple aspect windows, polycarbonate pitched roof, tiled flooring, plumbing for a washing machine. space for large freestanding fridge/freezer, French double opening patio doors leading out onto the rear garden.

Landing

With doors to both bedrooms to the first floor.

Bedroom 1

11'10" x 9'3"

Remarkably spacious double bedroom, Box window to the front aspect, featured Velux window to the rear aspect, featured timber beams to the ceiling, eaves storage, opening into:-

En-suite Bathroom

7'7" x 8'2"

Fitted with a three piece suite comprising large corner panelled bath with mixer tap and mains shower attachment over, pedestal wash hand basin with single taps, dual flush w.c., partly tiled walls, built in storage cupboard, skylight window.

Bedroom 2

12'7" x 13'1"

Spacious double bedroom with built in storage wardrobes, uPVC double glazed window to the front aspect, telephone point.

Bedroom 3

11'10" x 13'1"

Box window to the front aspect, spacious double bedroom.

Bedroom 4

11'11" x 13'1"

Spacious double bedroom with sliding patio doors leading out into the conservatory.

Bathroom

5'7" x 7'4"

Fitted with a three piece suite comprising mini walk in bath with mixer tap and main shower over, wash and basin with single taps set into vanity unit, w.c., chrome heated towel rail, tiled walls.

Driveway

Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garage

20'8" x 8'5"

With up and over door, power and lighting, pedestrian door to the rear aspect.

Garden

To the rear of the property you will find the most beautiful and expansive garden which is mostly laid to lawn and features an abundance of colourful and established plants, trees and shrubbery throughout. The garden overlooks the most stunning open field views to the rear. There is a fish pond to the side of the garden which is surrounded by a variety of decorative plants and trees. A paved patio seating area is located outside the conservatory and is ideal for soaking up the sunshine or dining Alfresco.

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.

Viewing arrangements

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.

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.

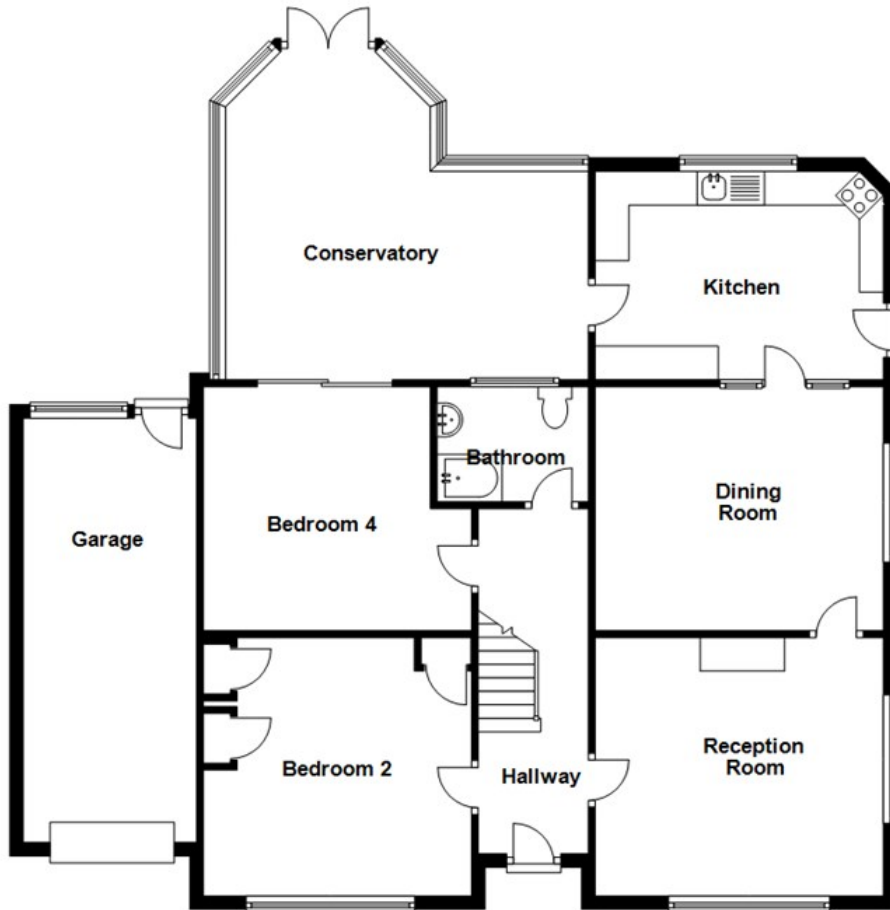




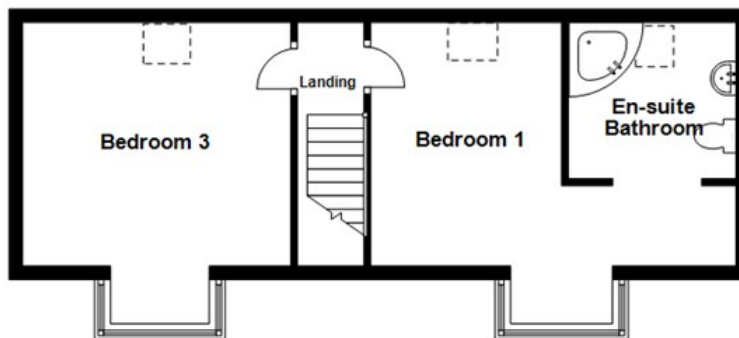




Ground Floor



First Floor



Directions

Use postcode LN11 7PS for directions to this property and you will find Rydalhurst located on your left hand side, coming via Louth.

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	75

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	

