



# CHOICE PROPERTIES

*Estate Agents*

16 Meakers Way,  
Huttoft, LN13 9TR

Reduced To £160,000



Choice Properties are delighted to offer you this beautiful semi detached bungalow occupying a pleasant position in a sought after location in the village of Huttoft. This lovely home also boasts beautiful mature gardens. We highly recommend viewing this home.

The property benefits from Oil Fired Central Heating and UPVC double glazing. Internally the accommodation consists of :-

### **Side entrance door to:**

#### **Hallway**

Access to the loft area. Smoke alarm. Thermostat control for the central heating.

#### **Kitchen Diner**

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Radiator. Electric cooker point. Electric consumer unit. 'Wallstar' oil fired boiler which supplies the central heating and hot water. Programmer controls.

#### **Reception Room**

Electric fire set in feature surround. Radiator.

#### **Bedroom 1**

Fitted wardrobes. Radiator.

#### **Bedroom 2/ Study**

Radiator. Door to:

#### **Bathroom**

With three piece cream suite which consists of a panelled bath with electric shower over, wash hand basin and w.c. Half tiled walls. Radiator. Extractor fan. Airing cupboard housing the hot water cylinder with immersion heater.

#### **Conservatory**

Double opening 'French' doors leading out to the rear garden.

#### **Driveway**

Block paved driveway with car port.

#### **Garage**

Detached brick built garage with up and over garage door. Power and lighting.

#### **Gardens**

To the front of the property is a gravelled garden with feature planting. To the rear is a privately enclosed garden with a variety of mature planting. Timber decked area and storage shed.

#### **Tenure**

Freehold

#### **Council Tax**

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 B.

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

### **Opening Hours**

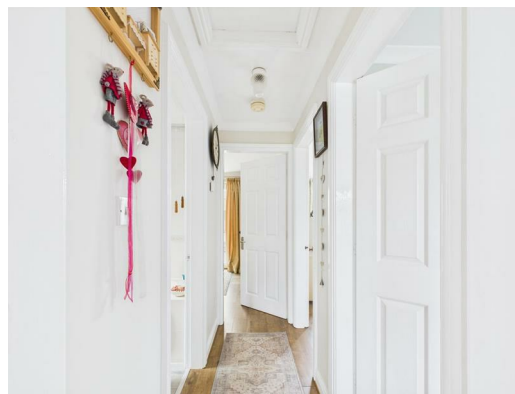
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

### **Making an offer**

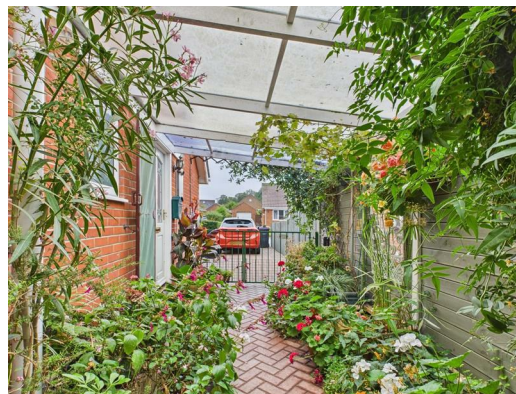
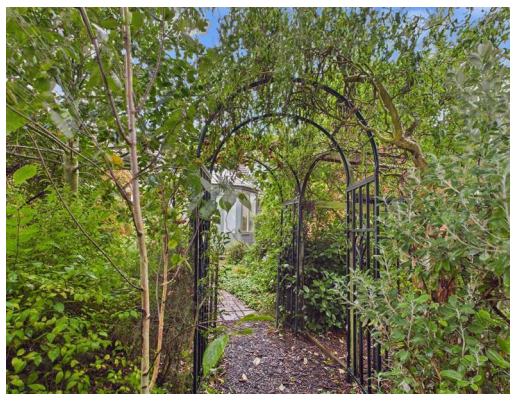
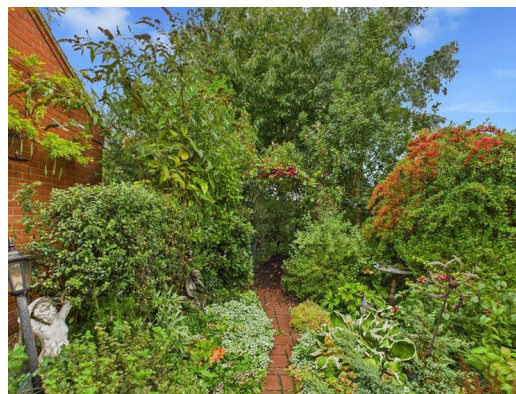
If you are interested in making an offer on this property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

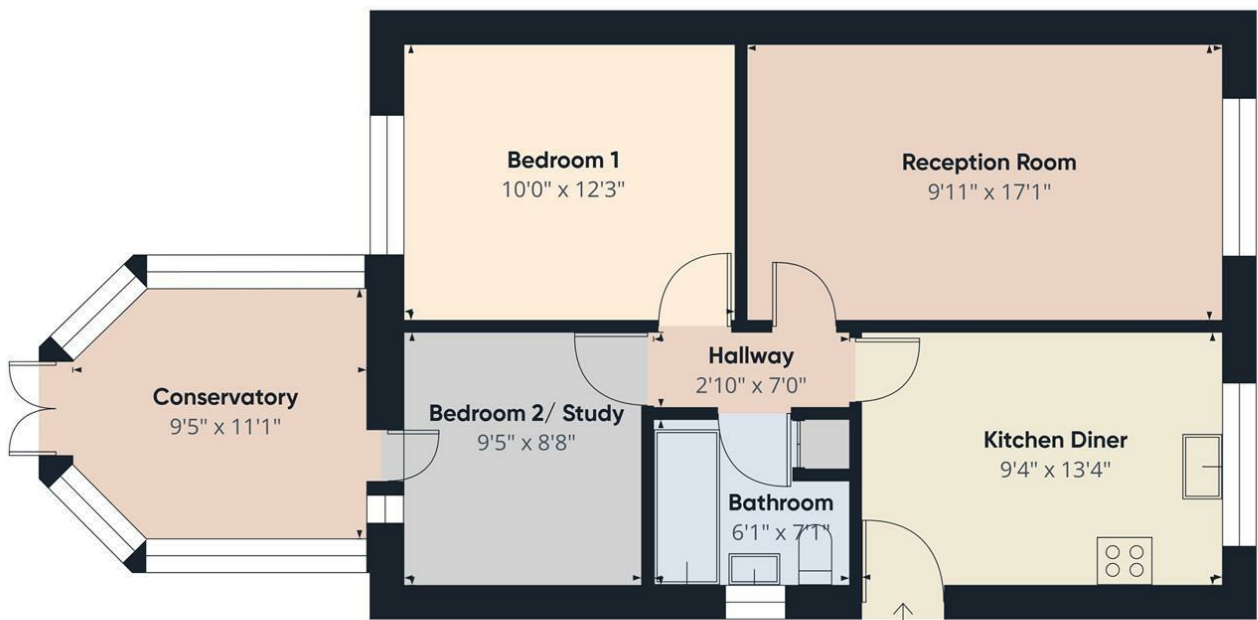
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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>  
665 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 Sutton office head West to the mini roundabout and then turn left on the A52 towards Skegness. Keep on this road and when you enter the village of Huttoft, Meakers Way can be found on your right hand side just before the village hall.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			68
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

