



CHOICE PROPERTIES

Estate Agents

Detached Bungalow, Candlesby

Price £315,000



It is a pleasure for Choice Properties to offer for sale this most spacious and well presented three bedrooms detached bungalow. Located in the quiet, sought after village of Candlesby in the Lincolnshire Wolds, this impressive property offers generously proportioned rooms throughout as well as well kept gardens and ample off road parking. Further benefitting from lovely countryside walks and easy access to surrounding towns being on numerous bus routes, early viewing is certainly advised!

This spacious accommodation comprises:

Entrance Hall

uPVC entrance door. Radiator.

Hallway

Built in storage cupboards. Loft access.

Reception Room

Light and airy reception room with lovely views through trees of the surrounding fields. Fireplace set in brick feature surround with tiled hearth and wooden mantle. TV aerial point. Radiator.

Conservatory

With polycarbonate roof. uPVC double opening patio doors leading to the garden.

Kitchen

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit and drainer with mixer tap, integral electric oven and four ring hob with extractor over. Radiator. Space for dining table. Part tiled walls.

Utility

Fitted with base units with work surfaces over, stainless steel sink unit and drainer, plumbing for a washing machine. Radiator.

Bedroom 1

Spacious double bedroom. Radiator. Opening to:

Dressing Room

Radiator.

Box Room

Radiator.

Bedroom 2

Double bedroom. Radiator. Built in storage cupboards.

Bedroom 3 / Sitting Room

Built in storage cupboards. Radiator. Door to the garage.

Bathroom

Fitted with panelled bath tub with taps and shower over and wash hand basin. Radiator. Tiled walls.

WC

WC. Radiator.

Garage

Double garage with electric roller shutter door. Spot lighting. Sliding doors leading to the garden.

Driveway

Providing ample off road parking.

Garden

The property benefits from well kept wrap around gardens which are mostly laid to lawn as well as a gravelled area for ease of maintenance.

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.

Viewing arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

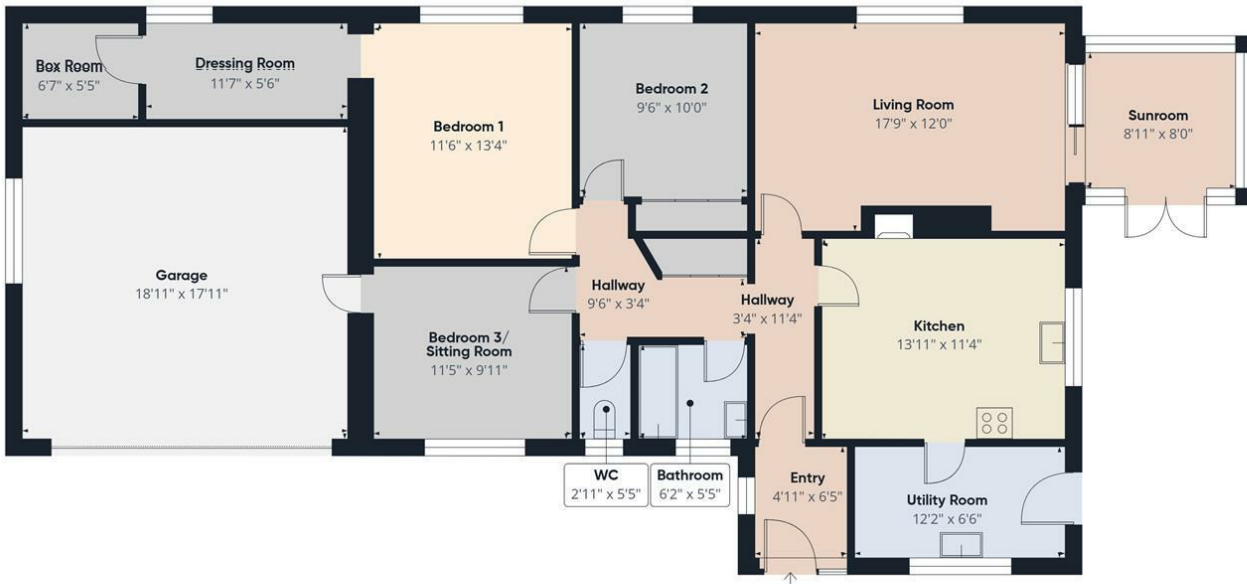
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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^m
1526 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 Postcode PE23 5RX for directions to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

