



# CHOICE PROPERTIES

*Estate Agents*

26 Pinewood Park, St Annes Avenue,  
Warren Road,

Reduced To £169,950



Choice Properties are delighted to bring to market this modern two bedroom (one ensuite) park home situated in Pinewood Park in the charming town of North Somercotes. On the interior, the property benefits from a generously proportioned kitchen/diner, reception room, and bathroom all of which have large UVPC double glazed windows allowing the property to feel abundantly light and bright. On the exterior, the property boasts two large decking areas and a driveway with ample space for two vehicles. With no upper chain and 12 month occupancy, early viewing is highly advised.

With the additional benefit of UVPC double glazing and spot lighting throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

### **Open Plan Kitchen/Dining Room**

18'9 x 12'3

With two UVPC entrance doors providing access from either side of the property. Fitted wall and base units with worksurfaces over. Four ring gas hob with feature extractor hood over. One bowl stainless steel sink with mixer tap and drainer. Storage cupboard housing 'Worcester' combi boiler. Integral oven. Integral washing machine. Integral dishwasher. Integral fridge freezer. Spot lighting. Laminate flooring. Radiator. Power points with USB compatibility. UVPC windows to both side aspects.

### **Living Room**

18'9 x 10'11

Spacious living room with three large dual aspect UVPC windows. Spot lighting. Radiator. Power point. Tv aerial point. Telephone point.

### **Hallway**

3'2 x 6'3

Power points. Spot Lighting.

### **Bedroom 1**

9'2 x 14'9

Double bedroom fitted with two double door wardrobes in dressing area. Radiator. Power points. Spot lighting. UVPC window to side aspect. Door to:-

### **Ensuite**

5'4 x 6'0

Fitted with a three piece suite comprising of corner shower cubicle with tiled walls, wash hand basin set over vanity unit with mixer tap and tiled splashback, and push flush w.c. Spot lighting. Extractor. Chrome heated towel rail. UVPC window to side aspect.

### **Bedroom 2**

9'0 x 9'0

Double bedroom with a fitted wardrobe and dressing table. Spot lighting. Radiator. Power points. UVPC window to side aspect.

### **Bathroom**

5'7 x 6'3

Fitted with a three piece suite comprising of shower cubicle, wash hand basin set over vanity unit with mixer tap and tiled splashback, and a push flush w.c. Laminate flooring. Chrome heated towel rail. Spot lighting. Extractor. UVPC window to side aspect.

### **Garden**

On the exterior, the property benefits from two large decking areas providing the perfect space for outdoor seating. Also to the rear, the property boasts an easy to maintain garden comprising of a paved patio area accompanied with slate chippings.

### **Driveway**

Spacious brick paved driveway with space for two large vehicles.

### **The Park**

Pinewood Park is a small peaceful residential park consisting of just 20 homes benefitting from electric gates. As the name suggests it is located on the edge of the village with a backdrop of the pine forests beyond. The park has a 12 month license with ELBC for permanent living.

## **Tenure**

Leasehold.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Not Currently Available.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.  
Tel 01507 86

## **Opening Hours**

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

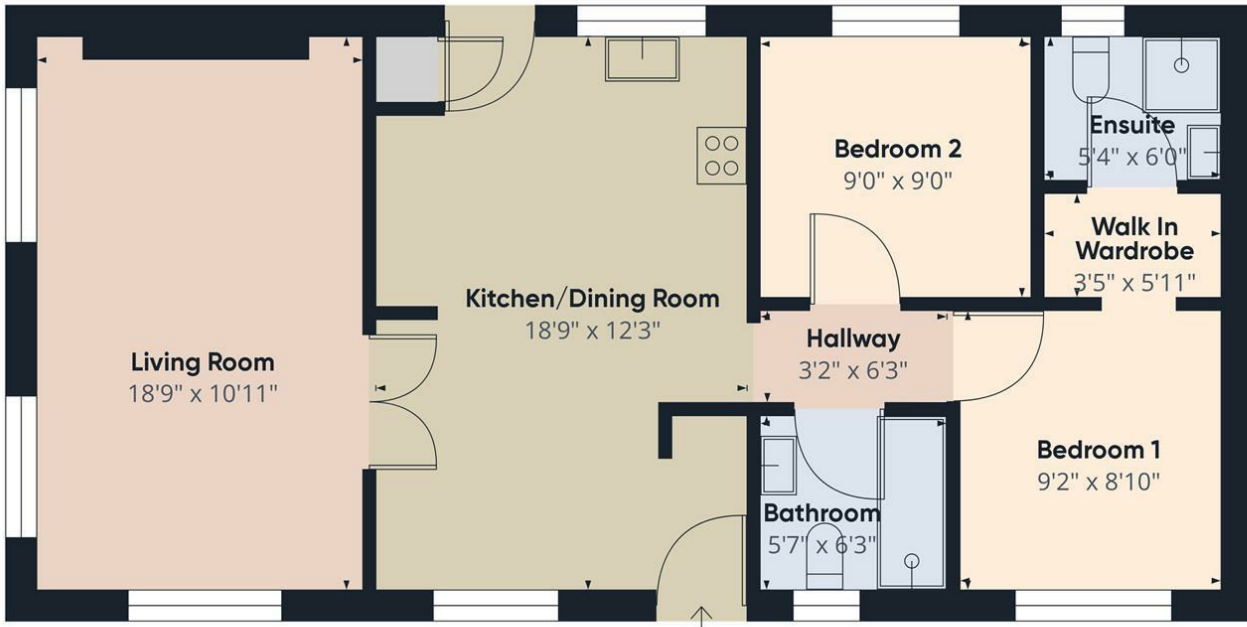
## **Making An Offer**

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<sup>(1)</sup>  
710.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Exit Louth via Legbourne Road and once you reach the roundabout take the first exit onto the B1200. Continue for 9 miles then turn left onto the A1031. Continue along the road and after 3 miles you will reach lakeside park, continue past Lakeside park for a further 350m then turn right onto St Anne's Avenue. Take your first right and No. 26 can be found on your right hand side.

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	

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	

