



CHOICE PROPERTIES

Estate Agents

Sunningdale Grange Lane,
Louth, LN11 0TS

Reduced To £250,000



Choice Properties are delighted to bring to market this gorgeous three bedroom detached bungalow situated on Grange Lane located in the charming village of Utterby. The abundantly bright and airy interior features large windows and capacious rooms including a kitchen, living room, utility room, family bathroom, and three bedrooms. To the exterior, the property boasts a beautifully maintained garden, a gravelled driveway with space for three cars, and an integral garage. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Utterby is a charming and historic village set at the foot of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, and is recorded in the Domesday Book. Rich in character, the village features a vibrant village hall at the heart of the community, the medieval St Andrew's Church dating back to the 14th century, and a picturesque 14th-century packhorse bridge crossing Utterby Beck. The property enjoys a particularly attractive position overlooking the village green, with delightful open views from the sitting room across this quintessentially English setting.

Entrance Hall

5'8 x 12'9

With a hardwood entrance door with frosted windows either side. Beautiful feature archway leading to hallway. Radiator. Power points. Telephone point.

Hallway

19'4 x 3'1

Internal doors to all rooms. Access to loft via loft hatch. Smoke alarm.

Living Room

18'10 x 13'0

Fitted with dual aspect secondary glazed windows with large bow window to front aspect. Large feature fireplace with tiled hearth and mantel and brick surround. Radiator. Power points. Tv aerial point. Telephone point.

Kitchen

11'4 x 12'5

Fitted with a range of wall, base, and drawer units with worksurfaces over. Single bowl stainless steel sink with two stainless steel drainers and single taps. Space for range cooker. Space for fridge freezer. Part tiled walls. Beamed ceilings. Inset spot lighting. Power points. Radiator. Large secondary glazed window to side aspect. Internal door to utility room.

Utility Room

6'3 x 13'7

Large utility room fitted with work surfaces. Plumbing for washing machine. Space for dryer. Single bowl stainless steel sink with single taps and drainer. Windows to three aspects. Radiator. Power points. Telephone point. Smoke alarm. External door leading to driveway. External door leading to garden. Integral door to garage.

Bedroom 1

12'6 x 13'0

Spacious double bedroom with large secondary glazed window to front aspect. Radiator. Power points. Consumer unit.

Bedroom 2

9'10 x 12'6

Double bedroom with fitted wardrobes. Large secondary glazed window to rear aspect. Radiator. Power points.

Bedroom 3

7'6 x 8'10

Single bedroom with secondary glazed window to rear aspect. Radiator. Power points.

Bathroom

7'10 x 8'11

Fitted with a three piece suite comprising of a panelled bath with mixer tap and shower attachment over, a low level wc, and a pedestal wash hand basin with single taps. Storage cupboard housing hot water tank with fitted shelving. Part tiled walls. Electric shaver point. Radiator. Frosted secondary glazed window to rear aspect.

Integral Garage

14'5 x 22'10

Large single garage fitted with power and lighting. Vaulted ceilings. Electric roller garage door. Dual aspect windows. Oil fired boiler.

Garden

The property benefits from both a front and a rear laid to lawn garden. The front garden boasts a plethora of mature trees, plants, and shrubs which guard the house from the road side. The rear garden is fully enclosed and private with fencing and hedgerows to the perimeter. This garden benefits from an orchard and vegetable patch which adds life and colour to the garden. The rear garden also features a variety of outdoor sheds which provide extra storage space for garden appliances and utensils.

Driveway

Gravelled driveway providing off the road parking space for up to three vehicles.

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, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

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. 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
1386 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

Exit Louth via Grimsby Road and head onto the A16 towards Grimsby. Continue for 3.5 miles into the village of Utterby and then turn right onto Grange Lane. You will find the property a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	74
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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

