



# CHOICE PROPERTIES

*Estate Agents*

Jalna Saltfleet Road,  
Theddlethorpe, LN12 1NS

Price £340,000



Choice Properties are excited to offer for sale this generously proportioned four/five bedroom detached dormer bungalow, situated in the sought after semi-rural village of Theddlethorpe. Boasting picturesque open views to the rear, early viewing is most certainly advised to appreciate what this beautiful family home has to offer.

Featuring an oil fired central heating system and mains connected drainage, the generously proportioned accommodation comprises:-

### **Entrance Hall**

13'00" x 6'02"

Front uPVC door leading into the entrance hall with stairs to the first floor, inset spot lighting, built in storage cupboard and doors leading to:

### **Reception Room**

23'11" x 11'04"

Light and airy reception room benefiting from triple aspect windows and featuring an inset wood burning stove, Karndean flooring, inset spot lighting and a TV aerial.

### **Kitchen**

13'02" x 11'03"

Stylish kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding 'Range' style cooker with stainless steel extractor hood over, space and plumbing for a washing machine, space for a tumble dryer, integrated dishwasher and inset spot lighting.

### **Dining Room**

8'00" x 15'02"

With loft access, a uPVC door to the rear garden, and sliding patio door to:

### **Sun Room**

6'01" x 17'05"

Benefiting from dual aspect windows, double opening 'French' doors, a polycarbonate roof, wall heater and ceiling light/fan.

### **Study/Bedroom 4**

10'11" x 9'01"

Versatile space to be used as a double bedroom or ideal home study with double opening doors to the Sun Room.

### **Bathroom**

5'09" x 12'04"

Fitted with a four piece suite comprising a corner panelled bath tub with mixer tap and shower attachment, shower enclosure with sliding door and electric 'Aqualisa' shower over, hand wash basin with mixer tap and WC with dual flush button, wall lighting and an extractor vent.

### **Landing**

11'03" x 6'01"

Built in storage cupboards, loft access and doors to:

### **Bedroom 1**

12'09" x 13'01"

Spacious double bedroom with fitted wardrobes and a door to:

### **En-suite Shower Room**

5'11" x 4'11"

Fitted with a three piece suite comprising a shower cubicle with electric 'Redring' shower over, hand wash basin with single hot and cold taps and WC with cistern lever, tiled flooring and an extractor fan.

### **Bedroom 2**

10'07" x 12'10"

Double bedroom with a window overlooking the open views to the rear.

### **Bedroom 3**

11'01" x 12'09"

Double bedroom.

### **Box Room**

7'05" x 6'02"

### **Driveway**

Gravelled driveway providing ample off road parking for several vehicles.

### **Garage**

13'06" x 21'00"

Detached garage with an electric roller door, side uPVC door and power and lighting.

### **Garden**

To the rear of the property you will find a garden laid mostly to lawn with beautiful open views to the rear. The garden is privately enclosed with timber fencing to the boundaries and features raised planter beds with an array of well established plants and trees. The garden further features a sizeable fish pond as well as a timber decked veranda housing the hot tub.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **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.

### **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 - C.**

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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1858 ft<sup>2</sup>

Reduced headroom

71 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe. Jalna 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			
(55-60) 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			
(55-60) 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	

