



# CHOICE PROPERTIES

## *Estate Agents*

Field View ,Church Lane,  
Louth, LN11 0QD

Price £275,000



Choice Properties are delighted to bring to market this generously proportioned two bedroom bungalow situated on Church Lane located in the sought after village of Alvingham. The property benefits from capacious rooms and large windows throughout which creates a bright and airy interior which features two double bedrooms, a spacious living room, an impressive conservatory, a contemporary kitchen, and a family shower room. To the exterior, the property boasts beautifully presented gardens, a summer house fitted with power, a driveway with space for several vehicles, and a single garage. Positioned a short drive away from the thriving market town of Louth, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

### **Entrance Hall**

3'10 x 2'7

With composite entrance door. Karndean flooring that continues throughout the majority of the property. Internal door to hallway.

### **Hallway**

13'3 x 19'11 (to furthest measurement)

Internal doors to all rooms. Access to partially boarded loft via loft hatch. Radiator.

### **Living Room**

17'8 x 12'9

Spacious living room. Radiators. Power points. Tv aerial point. Telephone point. Opening to conservatory.

### **Conservatory**

11'11 x 9'5

Large conservatory currently used as a dining area. uPVC windows providing uninterrupted views. Pitched ceiling. Power points. Space for dining room table. French uPVC doors leading to rear garden.

### **Kitchen**

11'7 x 10'8

Fitted with a range of wall and base units with work surfaces over. Three ring 'Beko' induction hob with extractor hood over. One and a half bowl sink with mixer tap and drainer. Eye level integral 'Bosch' oven. Integral microwave. One year old integral 'Beko' dishwasher. Plumbing for washing machine. Large dual aspect uPVC windows with extensive views. Built in storage cupboard with fitted shelving used as a larder. uPVC external door leading to rear garden. Part metro tiled walls. Power points. Integral fridge. Integral freezer.

### **Bedroom 1**

10'9 x 12'8

Double bedroom. Radiator. Power points. Large uPVC window to front aspect.

### **Bedroom 2**

10'9 x 10'10

Double bedroom with large fitted wardrobe with sliding doors. Radiator. Power points. Large uPVC window to front aspect. Console for security alarm system.

### **Shower Room**

7'9 x 7'2

Fitted with a three piece suite comprised of a large walk in shower with traditional and rainfall shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Radiator. Power points. Tiled flooring. Fully tiled walls. Frosted uPVC window to side aspect. Spot lighting. Extractor.

### **Garage**

15'11 x 9'8

Single garage fitted with power and lighting and an up and over garage door. 5 year old oil fired boiler which has been serviced every year. Beamed ceilings. Window to rear aspect. Pedestrian access door to rear.

## **Gardens**

The property benefits from manicured gardens to both the front and rear of the property. The rear garden is fully enclosed with a mix of fencing and hedges to the perimeter. The rear garden is predominantly laid to lawn but does also feature a decking area at the far end of the garden overlooking nearby fields and a patio area currently home to a hot tub. There is a paved footpath that leads from this patio area to the summer house which is found to the rear of the garden. The property also boasts a beautifully presented front garden which is predominantly laid to lawn and further benefits from an outdoor slated seating area and various plants and shrubs which add life and colour to the space. Also found to the exterior of the property is the oil tank in addition to outdoor water, power, and lighting.

## **Summer House**

9'5 x 7'5

Currently used as an outdoor bar. Fitted with power and lighting. Double opening doors. Window to side aspect.

## **Driveway**

Spacious driveway providing off the road parking for multiple 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](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.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

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

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

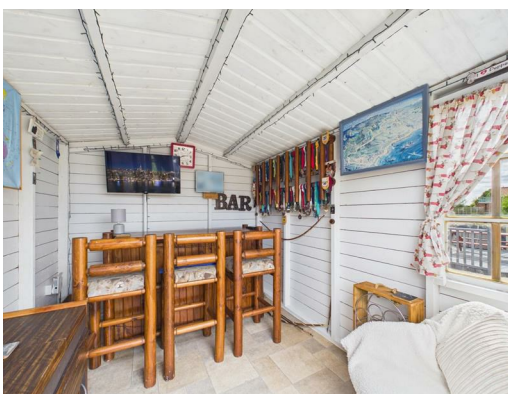
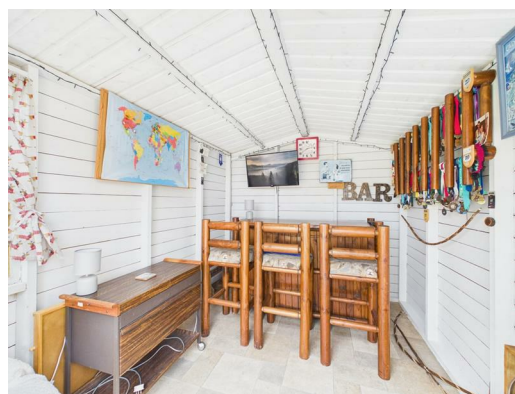
## **Making An Offer**

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.

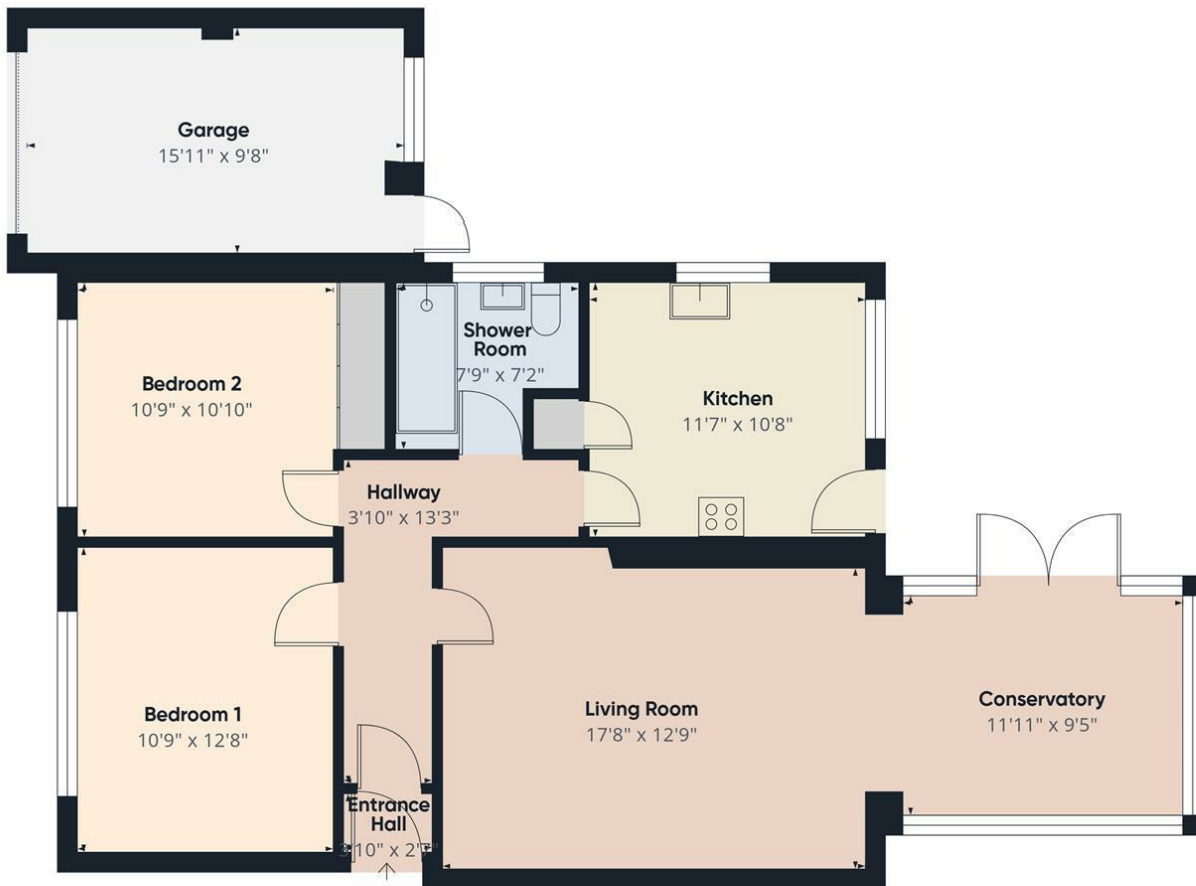
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

Approximate total area<sup>m</sup>  
1056 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

Exit Louth via Keddington Road and continue on this road for 4.5km (or alternatively exit Louth via Eastfield Road, turn left onto Ticklepenny lock and then right onto Alvingham Road and continue) into the village of Alvingham then turn left onto Church Lane. Continue on this road for 350m and you will find the property on your right hand side.

