



# CHOICE PROPERTIES

*Estate Agents*

Hacienda Duckthorpe Lane,  
Marshchapel, DN36 5TL

Reduced To £274,000



Choice Properties are delighted to bring to the market this superb and spacious four (double) bedroom detached dormer bungalow, situated in the most idyllic and sought after village location. The property further benefits from extensive double garage/work shop to the rear, with potential to convert into an annexe and spacious driveway providing parking for several vehicles including a caravan/motorhome. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a desirable layout, the beautifully maintained accommodation comprises:-

### **Entrance porch**

Enter via pedestrian door to the side aspect, uPVC double glazed window to the front aspect, inner door leading to:-

### **Hallway**

4'0" x 15'2"

L-Shaped hallway, telephone point.

### **Reception room**

13'11" x 14'1"

With dual aspect uPVC double glazed windows to the front and side aspects, 'Yorkstone' fireplace set into featured bricked surround, TV Aerial point, featured timber beams to the ceiling.

### **Kitchen**

10'5" x 13'1"

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, electric cooker point with extractor hood over, space for free standing fridge/freezer, plumbing for a washing machine, tiled splash backs, 'Worcester' central heating boiler (fitted December 2022), pedestrian door to the side aspect leading into the garden, uPVC double glazed window to the rear aspect, featured opening archway leading into:-

### **Dining room**

9'10" x 9'11"

Light and airy dining room with ample room for a table, uPVC double glazed window to the side aspect.

### **Office/Play room**

8'9" x 10'9"

Staircase to the first floor, uPVC double glazed window to the rear aspect, multi-functional room.

### **Bedroom 1**

9'9" x 18'00"

Remarkably spacious double bedroom, dual aspect uPVC double glazed windows to the front and rear aspects, fitted wardrobes and cupboards surrounding the bedroom.

### **Bedroom 2**

7'9" x 14'3"

Spacious double bedroom, uPVC double glazed window to the rear aspect, fitted shelves, cupboards and wardrobes.

### **Bedroom 3**

7'10" x 11'1"

Double bedroom, uPVC double glazed window to the rear aspect, laminate flooring.

### **Bedroom 4/Sitting room**

10'10" x 10'10"

Ideal second family reception room or forth double bedroom, uPVC double glazed window to the front aspect.

### **Bathroom**

7'11" x 6'6"

Fitted with a three piece suite comprising featured tiled bath, pedestal wash hand basin with single taps, w.c., fully tiled walls.

## **Cloakroom**

7'10" x 2'11"

Fitted with a two piece suite comprising wash hand basin and w.c.

## **Driveway**

Impressive paved driveway providing parking for several vehicles

## **Detached double garage**

11'3" x 19'11"

Spacious detached double garage with power and lighting, pedestrian door to the side aspect, opening into:-

## **Workshop**

9'6" x 17'11"

With up and over door, power and lighting.

## **Garden**

The property stands proudly upon an attractive and generously sized garden. To the front of the property you will find a laid to lawn garden with timber fencing to the frontage and hedging to the side boundaries. To the rear of the property you will find a privately enclosed south-facing garden which features a variety plants, trees and shrubbery - including and apple and pear tree. Two timber sheds storage Sheds and a Greenhouse are also included in the sale and are accessed via a paved footpath. There is also a paved patio seating area, which is ideal for soaking up the sunshine or dining alfresco. Timber gates to the side provide access to the front of the property.

## **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 B.

## **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.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

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.

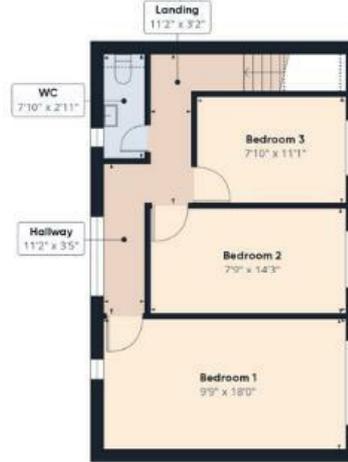








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1682.39 ft<sup>2</sup>  
Reduced headroom  
18.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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

Use postcode DN36 5TL for directions and as you enter Duckthorpe Lane, Hacienda can be found a short distance 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			
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	

