CHOICE PROPERTIES

Estate Agents

South View Chapel Lane, North Cockerington, LN11 7ET

Reduced To £285,000



Choice Properties are delighted to bring to market this beautiful four bedroom detached bungalow situated on Chapel Lane located in the charming countryside village of North Cockerington. The property stands on a plot of approximately 0.13 acres and benefits from generously proportioned rooms throughout including a kitchen, living room, family bathroom, four bedrooms, and a ensuite shower room. To the exterior, the property boasts a well maintained front and rear garden, a spacious driveway with space for four vehicles, and a timber summerhouse fitted with power and lighting. With No Onward Chain, Early Viewing Is Highly Advised.

The Property Ombudsman
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With the additional benefit of LPG fired central heating and uPVC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

Hallway
28'8 x 14'1
Fitted with a composite entrance door. Internal doors to all rooms. Access to loft via loft hatch. Large storage cupboard. Console for security alarm system. Thermostat. Radiators. Power points. Telephone point.

Living Room
11'10 x 20'0
Fitted with large dual aspect uPVC windows. Multi fuel burner set in fireplace with brick built hearth and surround. Two radiators. Power points. Tv aerial points.

Kitchen
15'10 x 9'10
Modern kitchen fitted with a range of shaker style wall, base, and drawer units with granite work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Five ring range cooker with splashback behind and extractor hood over. Space for integrated fridge freezer. Space for dishwasher. Plumbing for washing machine. Space for breakfast table. Large uPVC window to rear aspect. uPVC external door leading to garden. Power points. Radiator. Gas combination boiler in box unit.

Bedroom 1
9'10 x 18'8
Large double bedroom with two large uPVC windows to front aspect. Built in storage cupboard housing the consumer unit. Radiator. Power points. Door to ensuite shower room.

Ensuite Shower Room
7'8 x 3'10
Fitted with a three piece suite comprising of a fully tiled shower cubicle with traditional and rainfall shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Chrome heated towel rail. Fully tiled walls. Extractor. Spot lighting.

Bedroom 2
11'10 x 8'10
Double bedroom with uPVC window to rear aspect. Power points. Radiator. Tv aerial point.

Bedroom 3
10'10 x 8'10
Double bedroom with uPVC window to rear aspect. Power points. Radiator.

Bedroom 4
8'11 x 8'3
Small double bedroom with uPVC window to rear aspect. Power points. Radiator.

Bathroom
5'4 x 7'5
Fitted with a three piece suite comprising of a panelled bath with chrome mixer tap and an electric shower over, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Fully tiled walls. Spot lighting. Flat panel radiator. Frosted uPVC window to rear aspect. Extractor. Wall mounted storage cabinet.

Summer House
Well proportioned summer house that is found in the rear garden.

Garden
The property benefits from a beautifully maintained and private front and rear garden. The front garden is laid to lawn with hedging to the perimeter and benefits from mature plants and shrubs which add life and colour to the garden. The rear garden is south facing and is part laid to lawn and part gravelled for ease of maintenance and is fully enclosed with a mixture and fences and hedges to the perimeter. The rear garden benefits from a couple of outbuildings which include a summer house and garden shed. The rear garden further benefits from mature trees and plants. The rear garden can also be accessed directly from the front of the property via side access gates found to either side of the residence.

Driveway
The property benefits from a tarmac driveway found to the front of the property which provides off the road parking space for four 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
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.





















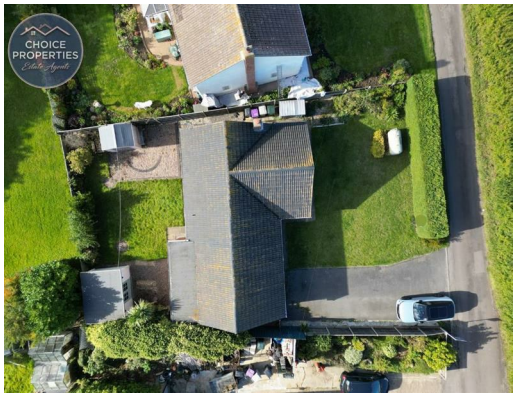





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Approximate total area(1)

1110 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 Eastfield Road and head towards South Cockerington, after 3 miles turn left onto School Lane. Continue on this road for a mile and then turn right onto Chapel Lane. Continue on this road for 500m and you will find the property on your right hand side.

