



CHOICE PROPERTIES

Estate Agents

Rosedale Northorpe Road,
Spilsby, PE23 5NZ

Price £325,000



Choice Properties welcome to the market this spacious three bedroom detached bungalow. Far reaching views from the rear towards the East Coast and views towards the Lincolnshire Wolds from the front. Ideally located on a quiet no through road in a popular village location close to Spilsby Town. Well presented accommodation comprising enclosed porch, spacious entrance hall, lounge, kitchen / dining room, three bedrooms, separate W.C and bathroom. The property also benefits from gardens to front and rear, garage, driveway and modern owned solar panels. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

The property benefits from modern owned solar panels, plot of approximately 0.32 acre (STS), with far reaching views towards the East Coast and Lincolnshire Wolds, accommodation comprises :

Enclosed Porch

Double glazed French doors, tiled floor.

Entrance Hall

Electric storage heater, loft hatch, doors to:

Lounge

15'10" x 13'10"

Double glazed window to front and side, brick built feature fire place with tiled hearth, electric storage heater.

Kitchen / Dining Room

14'9" x 13'10"

Double glazed windows to rear and side, double glazed door to rear giving access to rear garden, feature beam to ceiling, range of eye level and base units, with work surfaces, built in oven and hob, space for appliances, part tiled walls, electric storage heater.

Bedroom One

13'10" x 11'10"

Double glazed window to front, electric storage heater.

Bedroom Two

13'10" x 9'10"

Double glazed window to side, electric storage heater.

Bedroom Three

8'5" x 6'5"

Double glazed window to rear, built in storage area, electric storage heater.

Bathroom

Obscure double glazed window to rear, white suite comprising walk in shower cubicle, vanity wash hand basin with cupboard below, part tiled walls, electric heater.

Separate W.C

Obscure double glazed window to rear, white low level W.C, part tiled walls.

Garage

Up and over door, rear access, power and light.

Driveway

Timber gates, driveway leading to garage providing off road parking space.

Front Garden

Mainly laid to lawn, hedging, trees and shrubs, paved area.

Rear Garden

Fully enclosed, mainly laid to lawn, hedging, mature beds and borders, paved area, pathway, pond, flowers, trees and shrubs, side access, far reaching views, access to integral store room.

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 D.

Viewing Arrangements:

By appointment through Choice Properties on 01507 462277.

Opening Hours:

Monday - Friday: 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. 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.





Approximate total area^m
1010 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

Starting from Spilsby town centre, head northwest along High Street toward Church Street, then continue onto Boston Road (the B1195) as you leave the town. After roughly a mile, turn right onto Northorpe Road, following the signs for Halton Holegate. Continue along Northorpe Road for about a mile and a half, passing through open countryside until you reach Halton Holegate. Rosedale is located on Northorpe Road in Halton Holegate, just outside Spilsby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

