

The Cottage Thurlby Road, Bilsby, LN13 9JJ

Reduced To £164,950



£172,995 REDUCED TO £164,950 Situated in the pleasant village of Bilsby, Choice Properties are delighted to offer for sale this three bedroom detached cottage with good sized privately enclosed gardens. This property is also available as an investment opportunity if required.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. Internally the spacious accommodation consists of:-

Rear Entrance Door to:

Entrance Hall

Fitted storage cupboard.

Lounge

14'6" x 14'2"

Open fire set in a feature stone surround. Radiator. Centre lighting. Opening leading through to:

Dining Area

11'3" x 7'2"

Radiator. Wall lighting.

Kitchen

14'6" x 8'

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated Electric oven and Gas hob. Radiator. Part tiled walls. Tiled floor. Telephone point. Gas combination boiler which supplies the central heating and hot water. Programmer controls. Side door.

Inner Hallway

7'2" x 2'7"

Thermostat control for the central heating.

Bathroom

7'2" x 4'10"

With three piece white bathroom suite which consists of panelled bath, pedestal wash hand basin and w.c. Radiator. Part tiled walls.

Bedroom 1

14'4" x 13'9"

Fitted storage cupboard. Radiator.

Bedroom 2

9'10" x 7'8"

Radiator.

Bedroom 3

10'10" x 7'9"

Radiator.

Driveway

Gravelled driveway with turning area.

Garage

Detached garage with double opening timber garage doors.

Gardens

To either side is gated access to the spacious privately enclosed rear garden which is laid to lawn with a block paved patio area, flower beds and borders. Trees line the boundary of the garden plus there are a variety of fruit trees within the garden.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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 B

Viewing Arrangements

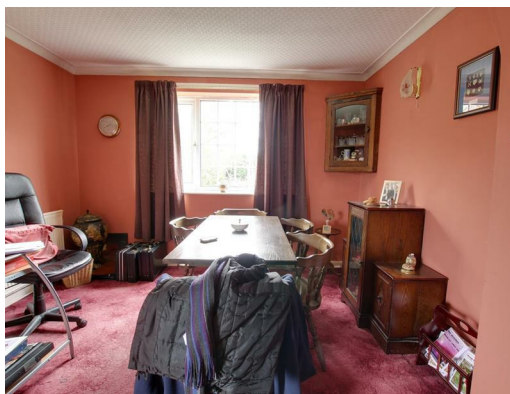
Viewing by appointment through Choice Properties on 01507 462277.

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.

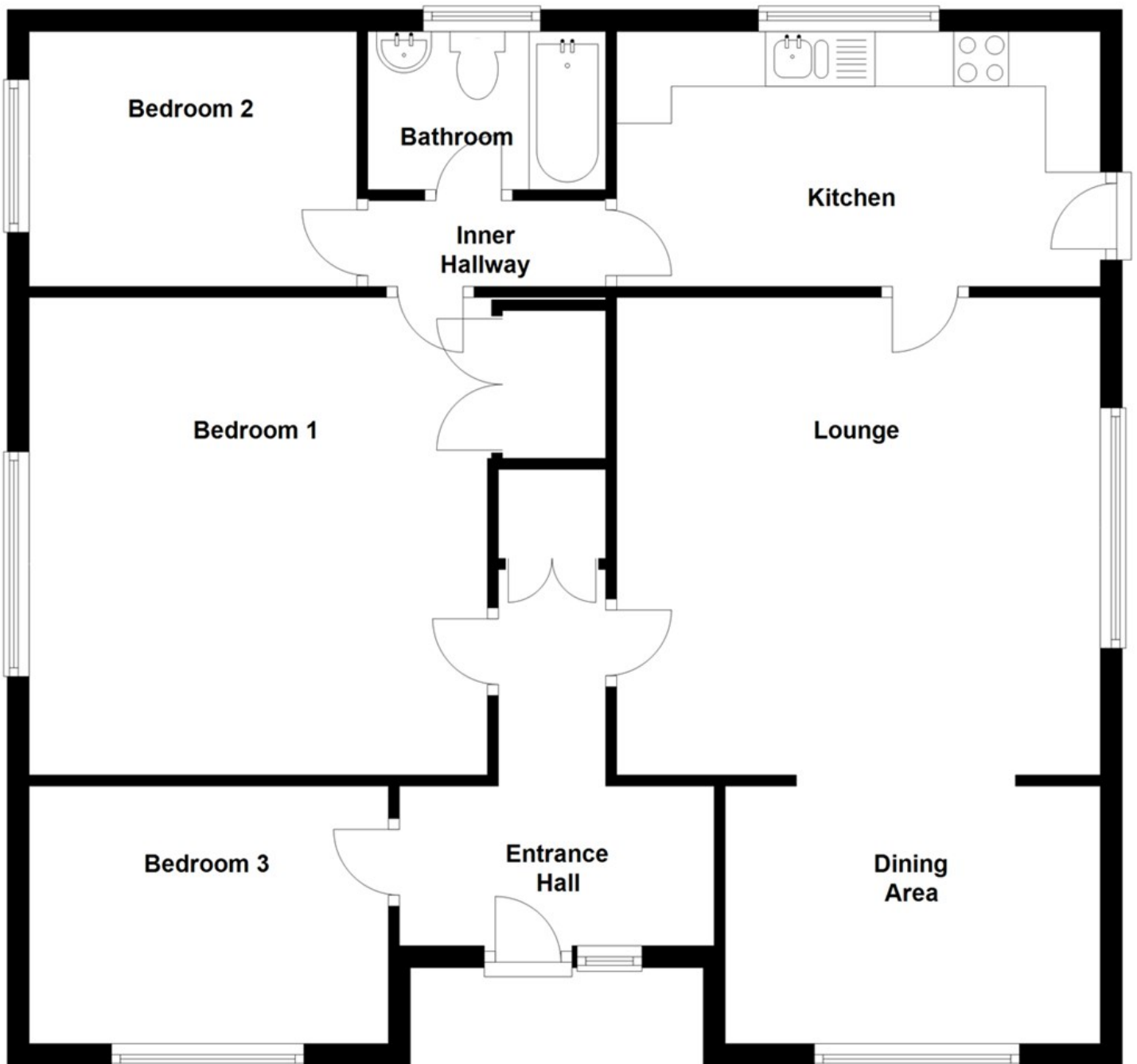
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Ground Floor



Directions

From our Alford office head towards the church and turn right onto East Street then before leaving town turn right again in the direction of Bilsby. When you enter the village turn right after the filling station onto Thurlby Road and The Cottage can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58		(55-68) D	54	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

