

2 Woolpack Meadows, North Somercotes, LN11 7QG

Price £115,000



Choice Properties offer for sale this spacious modern three bedroom mid terrace house which is situated in a sought after residential position convenient for the shops and local amenities.

The property has the benefit of Oil Central Heating and UPVC double glazing. The well laid out internal accommodation consists of:-

Front entrance door to:

Entrance Lobby

5' x 3'6"

Electric consumer unit. Door to:

Hallway

5' x 4'1"

Staircase to the first floor landing. Radiator.

Lounge

14'6" x 13'0"

Radiator. Telephone point. Smoke alarm. Double opening doors leading through to:

Kitchen/Diner

16'4" x 9'8"

Fitted wall and base units with work surfaces over. Integrated electric oven and hob with filter hood over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Plumbing for washing machine. Oil combination boiler which supplies the central heating and hot water. Programmer controls. Door leading out to the rear patio and garden.

WC

5' x 3'

W.C. and wash hand basin. Extractor fan.

Landing

9'8" x 6'2"

Access to the loft area. Smoke alarm.

Bathroom

7'9" x 6'10"

With four piece white bathroom suite which consists of a panelled bath, shower enclosure with mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Fully tiled walls. Extractor fan.

Bedroom 1

14'1" x 12'9"

Fitted wardrobes. Radiator. Telephone point.

Bedroom 2

14' x 10'1"

Fitted wardrobes. Radiator.

Bedroom 3

7'7" x 7'5"

Fitted wardrobes. Radiator.

Driveway

Block paved driveway to the front of the property with parking for two cars.

Gardens

To the front of the property is a gravelled garden fronte by a low level brick wall. To the side is gated access leading through to the privately enclosed rear garden which is laid to lawn with a paved patio area. Timber shed.

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 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.30 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.

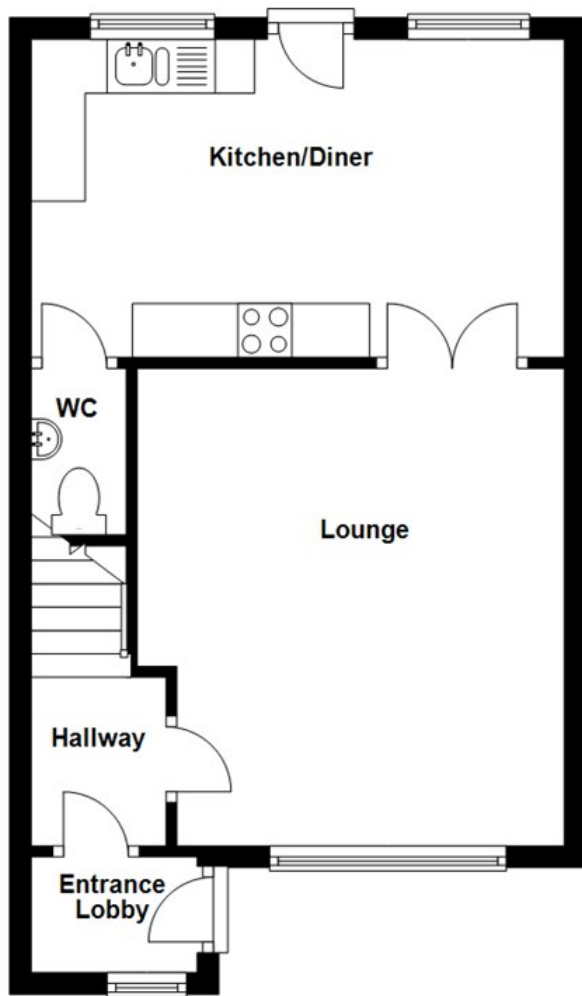
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

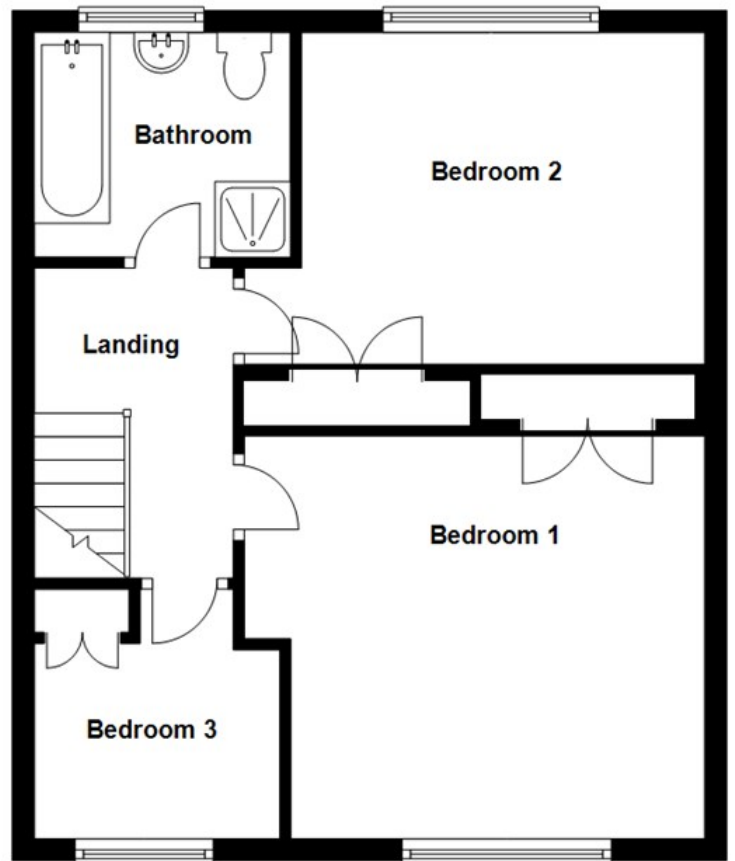




Ground Floor



First Floor



Directions

From Mablethorpe head North on the A1031 towards Theddlethorpe. Continue through Theddlethorpe and Saltfleet until you reach North Somercotes and Woolpack Meadows can be found on your right hand side.

