

Oregon Sea Lane,
Theddlethorpe, LN12 1NW

Reduced To £199,950



**** £209,950 NOW REDUCED TO £199,950 **** We offer for sale this spacious, detached three bedroom bungalow, situated in a pleasant semi rural position with open views over farmland.

The property has the benefit of Oil central heating and UPVC double glazed windows. The spacious and well laid out internal accommodation consists of:-

Double opening 'French' doors to:

Enclosed Porch

Door with glazed panels either side leading to:

Hallway

20'1" x 4'3"

Radiator. Single and double power points. Built in storage cupboard. Loft access with pull down ladder to boarded loft space with lighting.

Dining Room

11' x 9'1"

Radiator. Single power point. Door to kitchen. Double opening 'French' doors to:

Lounge

17'11" x 11'10"

Open coal fireplace incorporating T.V. standing. 2 Radiators. 4 Double power points. T.V. aerial point. Ceiling Fan/light.

Kitchen

9'2" x 8'4"

Fitted wall and base units with work surfaces over. One & half bowl sink unit and drainer with mixer tap. Electric cooker point. 3 Double & 2 single power points. Built in storage cupboards housing hot water cylinder. 'CamrayII' oil fired boiler which supplies the central heating and domestic hot water. Door to:

Side Porch/ Utility

13'1" x 4'10"

Double power point. Plumbing for automatic washing machine. UPVC door to outside.

Bedroom 1

12'3" x 11'6"

Built in wardrobes. Radiator. 3 Double power points.

Bedroom 2

11'5" x 9'6"

Built in wardrobes. Radiator. 3 Double power points.

Bedroom 3

11'5" x 8'5"

Radiator. 2 Double power points. T.V. Aerial point.

Bathroom

8'5" x 5'6"

Four piece bathroom suite comprising of panelled bath, pedestal wash hand basin, low level flush w.c. and shower cubicle with 'Triton T80' electric shower. Radiator. Part tiled walls.

Cloakroom W.C

6' x 3'11"

With low level flush w.c. and hand basin. Electric trip box.

Outside

To the front of the property the spacious garden is mainly laid to lawn and inset with a variety of mature trees, plants and shrubs. To the left of the property a paved patio area leads to the front entrance door. To the right, the long gravelled driveway extends to the garage and rear garden. The rear garden is privately enclosed and laid to lawn. It is bordered with mature trees. Summer house. Oil storage tank. Exterior lighting. Cold water tap.

Driveway

Long gravelled driveway providing parking for a number of vehicles i.e touring caravan, motor home etc. Leading to the Garage & Car Port.

Garage

Detached Garage with up & over door and pitched roof.
Attached to the side is the Car Port.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 8.30am - 5.30pm

Saturday: 9.00am - 3.00pm

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 C

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.

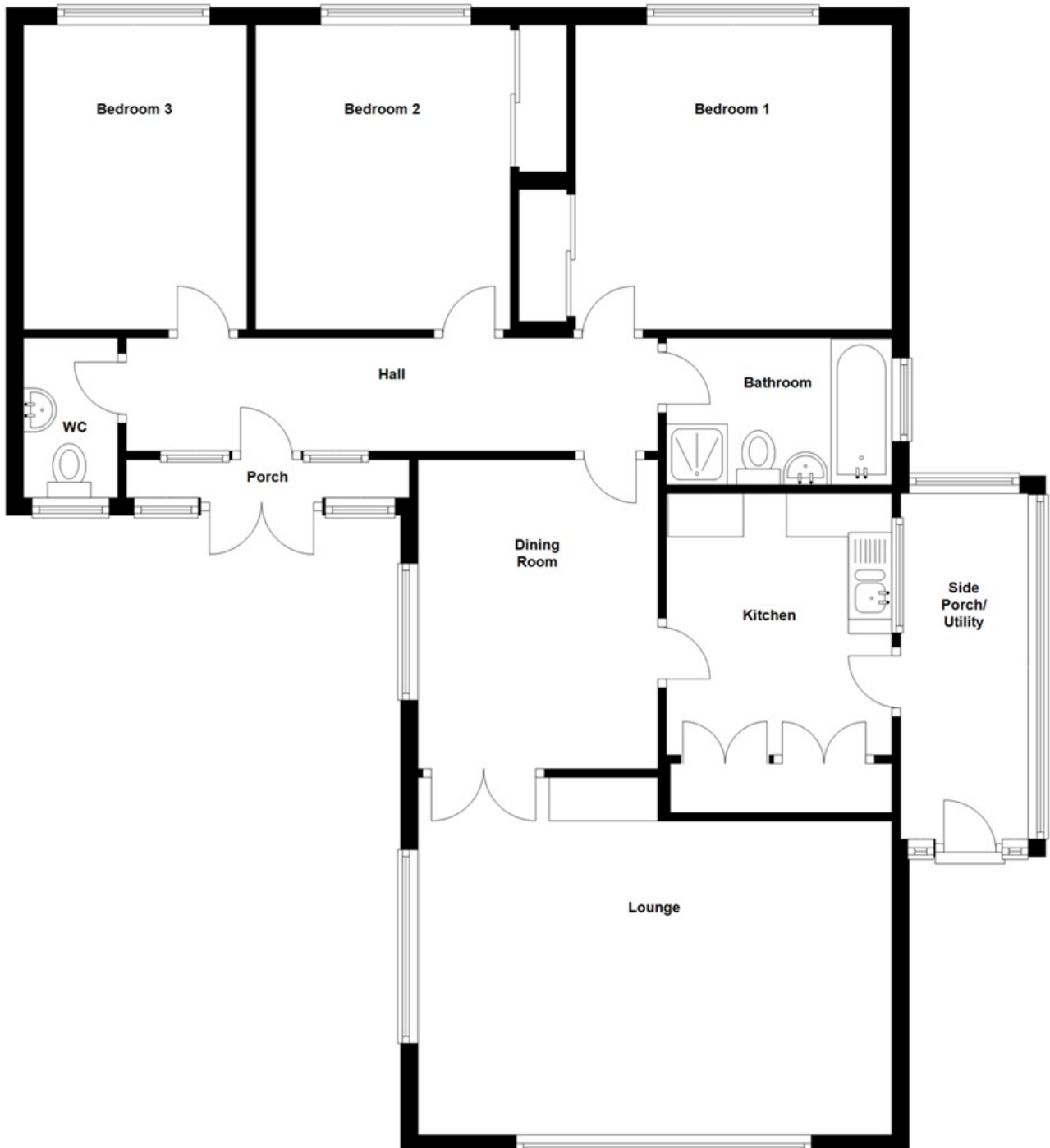
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Rear Garden



Directions

Upon leaving the office head North towards the traffic lights and turn left onto the High Street (A52). Head out of town then turn right onto Theddlethorpe Road (A1031) then carry on along this road into Theddlethorpe village, turn right onto Sea Lane and Oregon can be found a short way along on your left hand side.

