

Cornerways Back Lane, Bilsby, LN13 9PT

Price £315,000



***** OFFERS INVITED***** Choice Properties are excited to offer for sale this unique gorgeous residence occupying an enviable position in a sought after location. Enjoying open views towards the 'Wolds' an area of outstanding natural beauty this recently remodelled home benefits from having four bedrooms, an elevated lounge, large recently fitted kitchen and so much more. Don't delay, make an appointment to view now, you will not be disappointed.

With the advantage of mains gas central heating and UPVC double glazing the spacious and individually designed internal accommodation consists of:

Front Entrance door to:

Entrance Hall

8'4" x 3'9"

Tiled floor. Double opening 'French' doors leading into:

Dining Room

27'4" x 13'3" l-shaped

Open plan Entrance Hallway/Dining Room with four steps leading up to the raised Lounge. Radiator. Fitted storage cupboard. Timber floor. Double opening doors leading out to the rear garden. Door to the Inner Hallway. Double sliding doors to the Kitchen.

Lounge

21'4" x 16'

With attractive feature fire surround with marble hearth. Dual aspect picture windows which enjoy open views. Double opening 'French' doors leading out onto the raised timber deck. Telephone point. Thermostat control for the central heating.

Kitchen

19'9" x 13'

Newly fitted grey high gloss wall and base units with Silestone black/sparkle work surfaces over. Feature island with matching cupboards and a solid oak work surface. Space for American style fridge/freezer. Space for range oven with extractor hood over. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Mixed stone effect tiled floor. Radiator. Spot lighting. Concealed lighting under the wall units. Door to side hall.

Side Hallway

6'1" x 4'2"

Door to the front garden and driveway. Tiled floor. Coat hooks.

Utility Room

8'9" x 7'10"

Plumbing for washing machine. Tiled floor. Gas boiler which supplies the central heating and hot water. Programmer controls.

Cloakroom W.C.

6'1" x 3'5"

W.C. and wash hand basin set in vanity unit. Half tiled walls. Tiled floor.

Dressing Room

9'9" x 7'4"

Tiled floor. Electric consumer unit. Door to the rear garden. Door to Bedroom 3.

Bedroom 3

17'0" x 9'1"

Radiator. 'Sky' connection.

Inner Hall

21'5" x 4'10"

Timber floor. Access to the loft area with pull down ladder. Airing cupboard housing the hot water cylinder with immersion heater. Radiator. Smoke alarm.

Bedroom 1

14' x 9' plus 14' x 9"

2 radiators. 'Sky' connection.

Bedroom 2

13'3" x 12'5"

Radiator. Double aspect windows.

Bedroom 4

11'1" x 8'9"

Radiator.

Bathroom

11'1" x 8'8"

With four piece white bathroom suite which consists of panelled bath with mixer taps, large shower enclosure, rectangular wash hand basin set in two drawer vanity unit and w.c. with dual push button flush. Feature tiled walls. Tiled floor. Spot lighting. Chrome heated towel rail. Extractor fan.

Driveway

Large driveway with ample parking for several vehicles.

Gardens

To the front of the property a wide farm style gate opens on to the spacious driveway which provides ample parking space for several vehicles. The property is made most private with mature hedging all around with well tended shrubs and bushes to the front, to the side is a split level decking area with views over farm land. The rear garden which is privately enclosed has a lawn plus hedging, trees and plants. Timber shed.

Additional notes

Most of rooms have power points which feature USB charging connections.

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 C

Viewing Arrangements

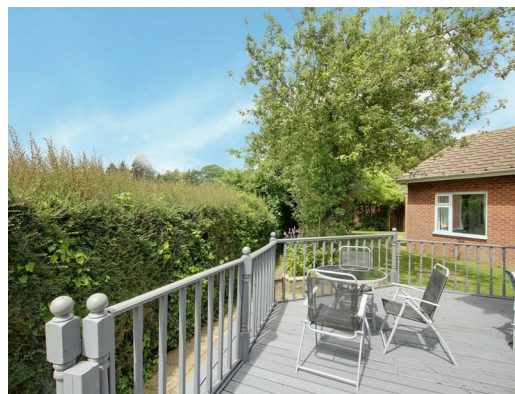
Viewing by appointment through Choice Properties on 01507 462277

Opening Hours

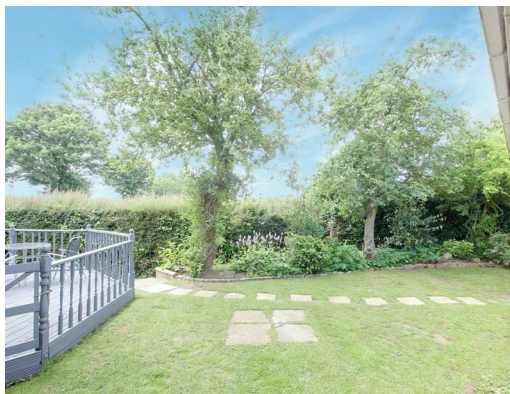
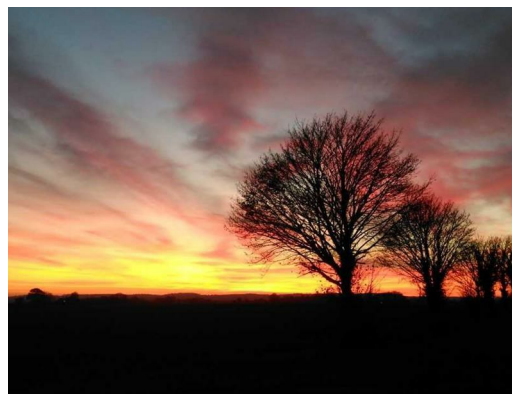
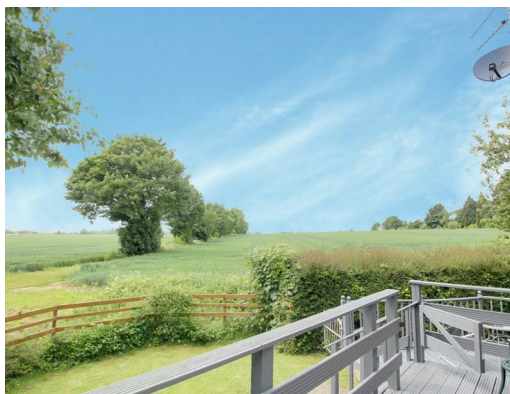
Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

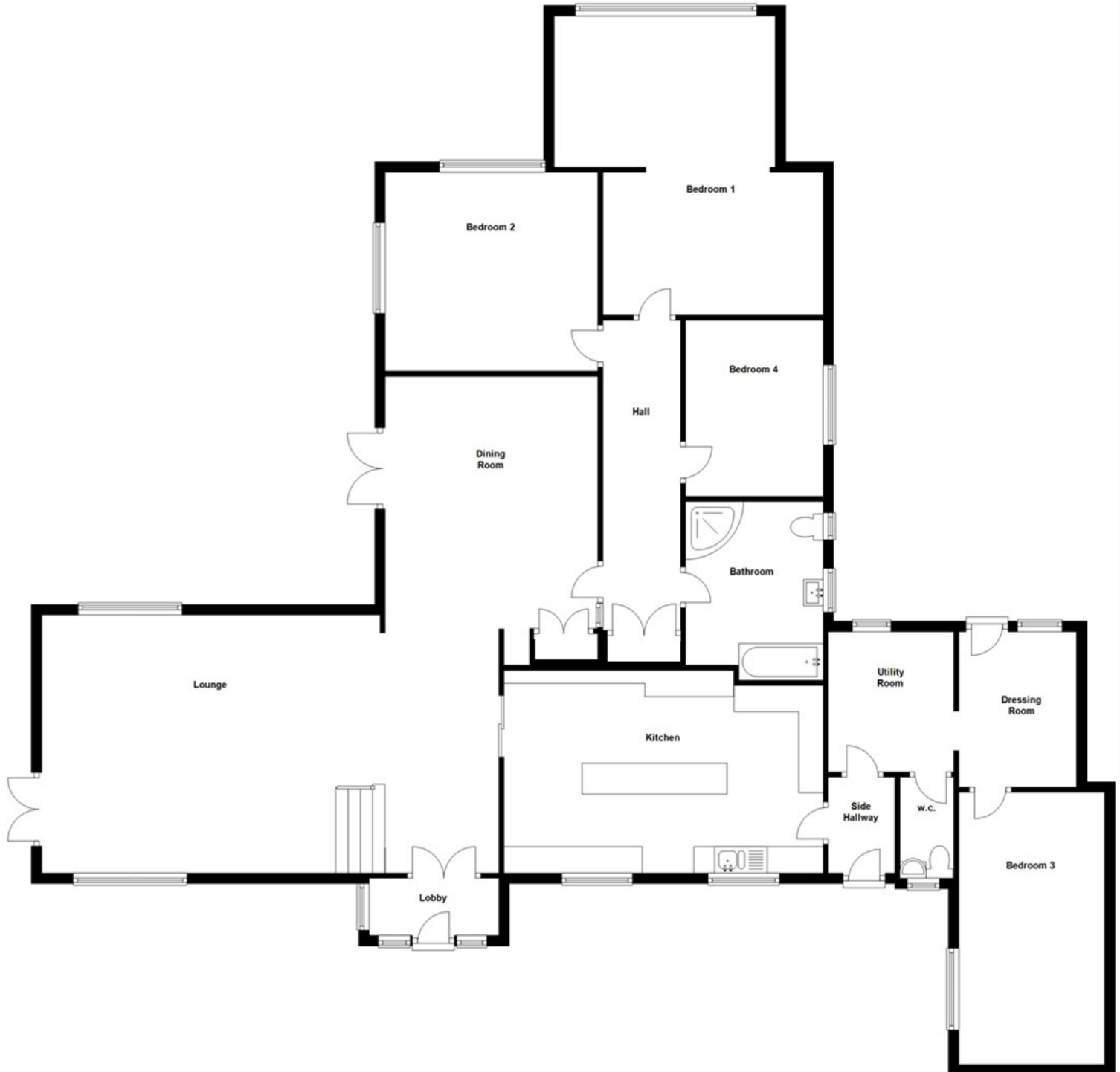
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Ground Floor



Directions

From Alford head East along East Street then turn right near the windmill in the direction of Bilsby. After passing the petrol station in Bilsby turn right onto Thurlby Road then right again into Back Lane. The property can be found a short way along on your right hand side.

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	

