

## Ashfield House Sutton Road, Huttoft, LN13 9RH

Price £224,950



Choice Properties are proud to offer this well presented, beautiful home which offers two reception rooms and three bedrooms. This lovely residence is situated in the small village of Huttoft, is handy for the beach and benefits from a large driveway and garage/workshop along with ample parking space for a number vehicles. Viewing is definitely a must!

The property also has the benefit of UPVC Double Glazing, LPG Central Heating and a Multi Fuel Burner. The immaculate and well presented internal accommodation consists of:-

### **UPVC Entrance Door to:**

#### **Utility Room**

9'6" x 5'9"

Fitted base units with solid block wood work surface over. Plumbing for automatic washing machine. 'Potterton Promax' LPG fired combination boiler which supplies the central heating and domestic hot water. Built in storage with shelving. Quarry tile flooring. Electric power points. Doors to:

#### **Kitchen**

9'3" x 8'8"

Modern kitchen comprising of fitted wall units with solid block wood work surface over. Slide-out larder unit. One-and-half bowl ceramic sink unit and drainer with mixer tap. Electric and LPG cooker points. Radiator. Part tiled walls. Electric power points. Quarry tile flooring. Feature wooden wall panelling.

#### **Dining Room**

10'9" x 9'2"

Radiator. Double opening 'French' doors leading to the rear garden. Electric power points. Door to:

#### **Lounge**

22'8" x 13'4"

Most spacious lounge with feature fireplace housing dual fuel stove. 3 Radiators. Electric power points. Staircase to first floor landing.

### **Arranged from the Utility Room is the door to:**

#### **Bedroom 3**

7'10" x 9'3"

Extending to 14'4". Open wardrobe area. Radiator. Electric power points. Wall lighting. Door to:

#### **En-suite Shower Room**

5'3" x 3'9"

Consisting of shower cubicle with mains mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Extractor fan with integral spot light. Tiled floor.

#### **Landing**

9'4" x 2'5"

With doors to:

#### **Bedroom 1**

10' x 9'11"

Built in storage area and cupboards. Radiator. Electric power points.

#### **Bedroom 2**

9'4" x 6'9"

Radiator. Electric power points.

#### **Bathroom**

9'4" x 5'11"

Consisting of roll top bath with mixer shower taps, low level flush w.c., pedestal wash hand basin and shower cubicle with mains mixer shower. Towel radiator. Feature wooden wall panelling.

## Outside

The property is situated on a good sized plot, to the front of the property is a lawned garden, to the side is the driveway leading to the garage/workshop. A further driveway leads to a five bar gate opening on to the extended driveway and rear garden. The extended driveway provides ample parking for a number of vehicles, ideal for boat, motorhome/ touring caravan etc. Beyond the driveway is the well maintained lawned garden that is set with a variety of mature fruit trees, plants and shrubs. Set to one corner is a raised decking area with artificial grass.

## Driveway

Driveway leading to the garage/work shop, further driveway extends to the rear of the property providing ample parking space for a number of vehicles.

## Garage/ Workshop

29' x 13'

Overall measurements, divided in to two areas. Timber construction with double opening doors to the front, side access door and pitched roof. Power and lighting.

## Tenure

Freehold

## Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

## Opening Hours

Monday - Friday: 9:00am - 5:00pm

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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

## 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.

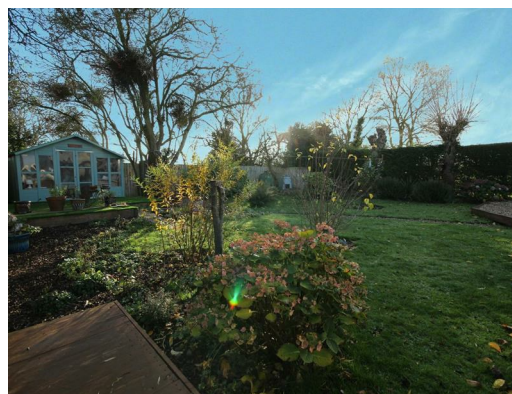
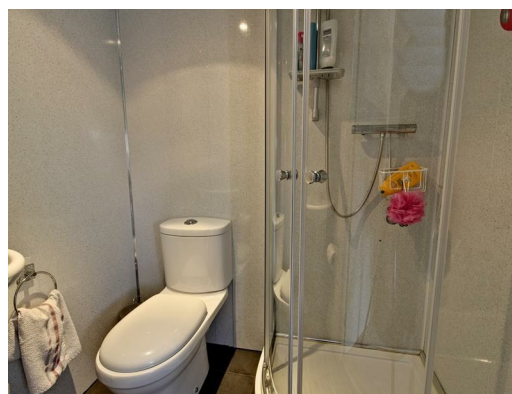
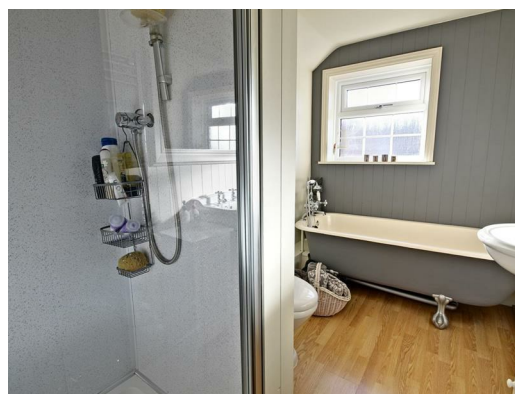
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





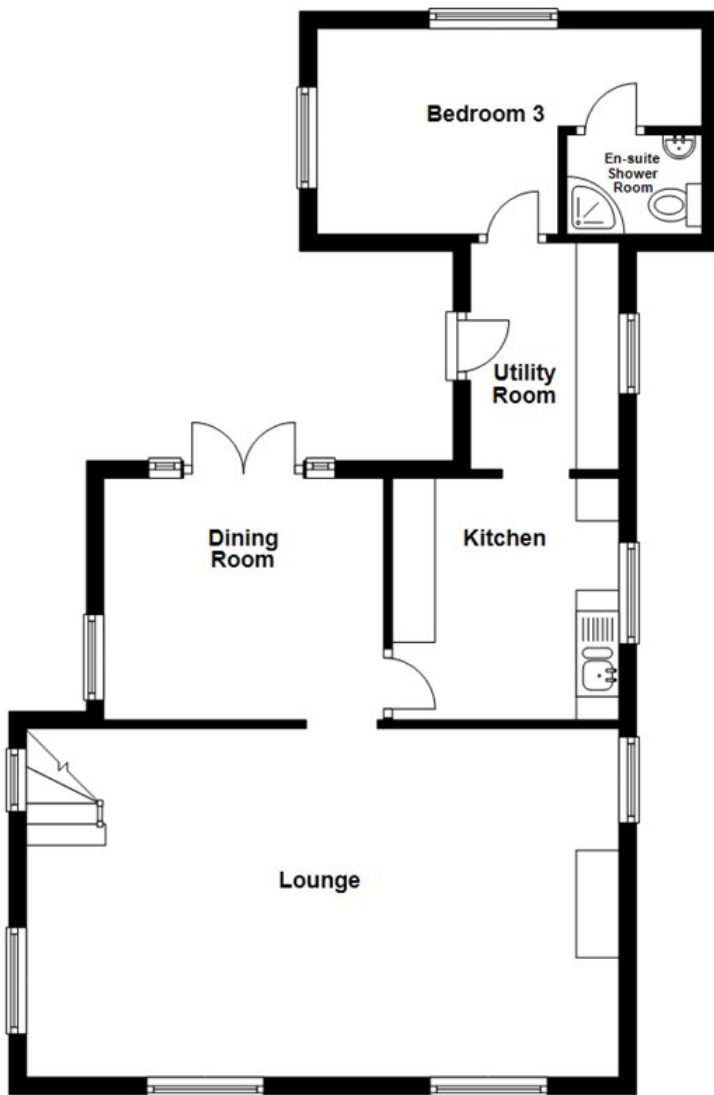




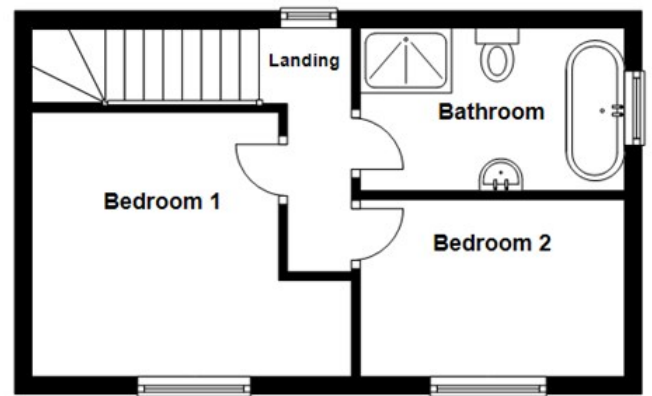




### Ground Floor



### First Floor



# Directions

On the (A52) between Mablethorpe and Skegness you will find the village of Huttoft. From the Sutton on Sea direction as you enter Huttoft, Ashfield House can be found on the left hand side, approximately half a mile after the turning into Sea Lane.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A	97	
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	45	
(21-38) F	22		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

