

Chequers Saltfleet Road,  
Theddlethorpe, LN12 1NS

Offers Around £255,000



**\*\* ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...  
WHY NOT MAKE US "YOUR" CHOICE \*\***

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

## **Front Entrance Door to:**

### **Porch**

8'7" x 5'1"

Door to:

### **Entrance Hall**

19'3" 7'5" to widest dimensions

Radiator. Thermostat control for the central heating. Access to the loft area. Airing cupboard.

### **Lounge**

18'1" x 14'3"

Bow window. 2 radiators. Gas fire set in feature stone surround. 2 T.V. aerial points. Double opening 'French' doors to:

### **Conservatory**

15'6" x 7'6"

Radiator. Side door. Double opening 'French' doors leading out to the rear garden.

### **Kitchen**

16' x 10'6" to widest dimensions

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Tiled floor. Radiator. Door to:

### **Utility Room**

8'7" x 4'10"

Stainless steel sink unit and drainer. Plumbing for washing machine. Radiator. Programmer controls for the central heating.

### **Bedroom 1**

17'0" x 10'0"

Radiator.

### **Bedroom 2**

11'5" x 10' extending to 14'7"

Radiator. Door to:

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

7'6" x 4'

With three piece suite which consists of a large shower enclosure with electric shower, pedestal wash hand basin and w.c. with push button flush. Chrome heated towel rail. Mirror light with electric shaver point. Tiled floor. Extractor fan.

### **Bedroom 3**

11' x 10'6"

Radiator. Telephone point.

### **Shower Room**

9'0" x 7'8"

With three piece suite which consists of large shower enclosure with electric shower, wash hand basin set in vanity unit and w.c. with push button flush. Chrome heated towel rail. Tiled floor. Electric shaver point. Extractor fan.

### **Driveway**

Large gravelled driveway with ample parking for several vehicles and space to turn.

## **Garage**

18'1" x 11'5"

Electric remote operated garage door. Rear access door. Electric consumer unit. Water tap.

## **Gardens**

To the front of the property is a spacious lawned garden with a variety of trees and plants. To either side is gated access to the large privately enclosed rear garden which is also laid to lawn with trees, bushes and plants. Double timber shed. Metal shed. Outside lighting. Outside water tap.

## **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](http://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 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.

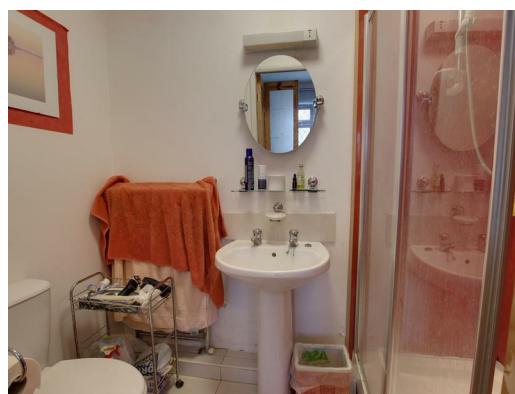
## **Additional Notes**

The property has mains drainage.

Heating is supplied by an external oil fired combination boiler.

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.

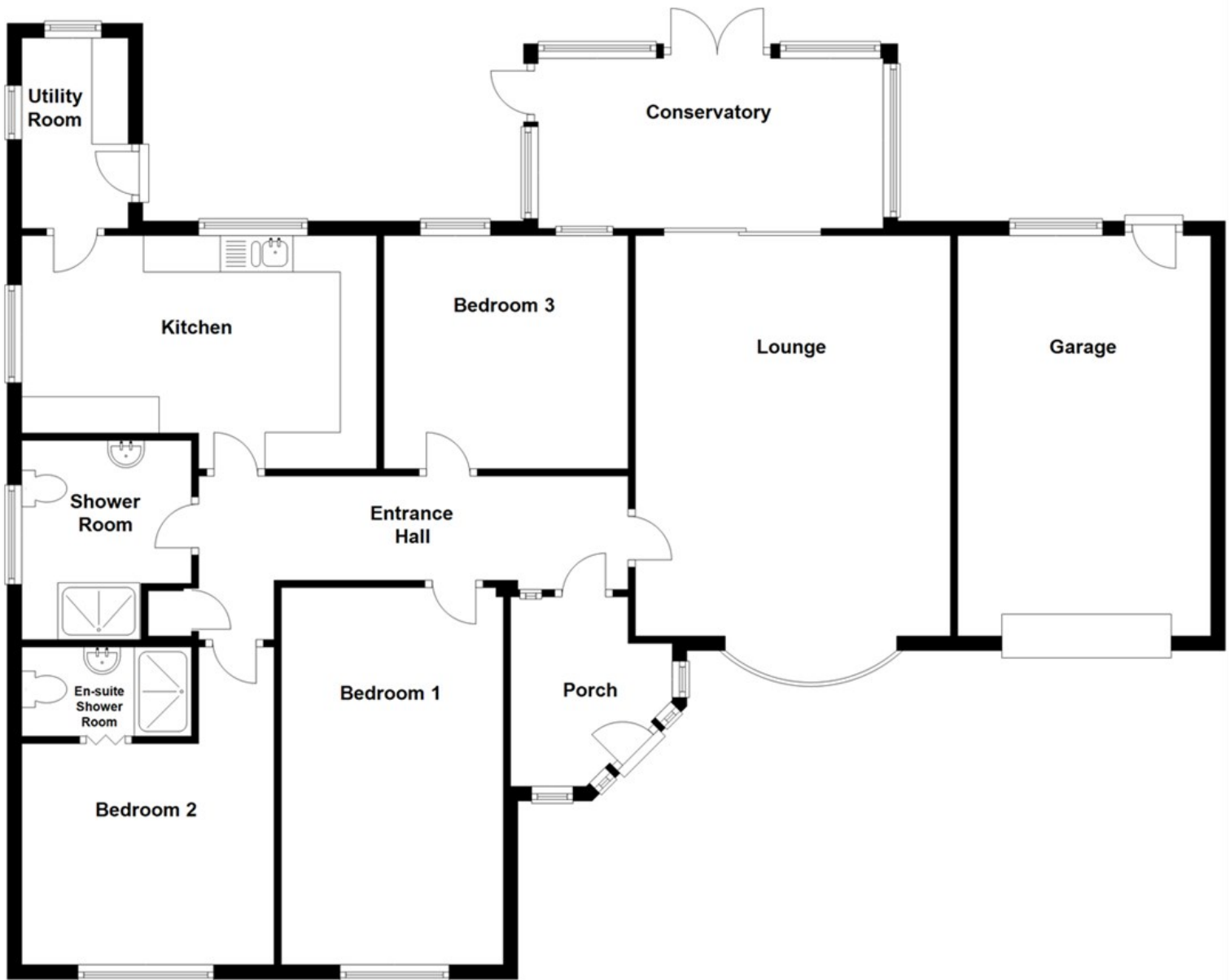








## Ground Floor



# Directions

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, once you enter the village 'Chequers' can be found on your left opposite 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		92	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56		(55-68) D		
(39-54) E			(39-54) E	52	
(21-38) F			(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

