

Stoneleigh Sea Lane, Theddlethorpe, LN12 1NW

Price £269,950



Choice Properties are pleased to offer for sale this stunning four bedroom detached dormer bungalow with two bathrooms and two reception rooms. The property is located in a great residential position close to the beach with open views over farm land to the front.

The property has the benefit of Oil central heating, UPVC double glazed windows & doors plus UPVC soffits & fascias. The spacious and very well presented internal accommodation consists of:-

Front Entrance door to:

Entrance Hall

16'9" x 7'4" to widest dimensions

Staircase to the first floor landing. Radiator. Thermostat control for the central heating.

Lounge

15'0" x 12' extending to 16'

Multi fuel burner with feature tiling. Radiator. Centre lighting. T.V. aerial point. Sliding patio door to:

Conservatory

11' x 10'

Tiled floor. Side access door.

Kitchen

14'1" x 12'

Modern fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated Electric oven and hob. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Radiator. Part tiled walls. Fitted storage cupboard. Open plan leading through to:

Dining Room

10'10" x 8'9"

Radiator. Spot lighting. Vaulted ceiling with two roof windows. Electric consumer unit. Programmer controls for the central heating. Door leading out to the rear garden.

Bedroom 1

11'10" x 11'6"

Radiator.

Bedroom 2

11'10" x 10'11"

Radiator.

Ground Floor Bathroom

7'0" x 6'6"

With three piece white bathroom suite which consists of a P-shaped panelled bath with mixer shower and screen over, pedestal wash hand basin and w.c. with dual push button flush. Fully tiled walls. Sensor controlled spot lighting. Radiator. Extractor fan.

Landing

10'5" x 5'6"

Spot lighting. Smoke alarm. Roof window.

Bedroom 3

11'6" x 11'6"

Radiator. Spot lighting. Access to boarded roof space for storage. Two roof windows.

Bedroom 4

11'6" x 9'6"

Radiator. Spot lighting. Access to boarded roof space for storage. Feature round side window. Two roof windows.

First Floor Bathroom

10'5" x 5'6"

With three piece white bathroom suite which consists of a P-shaped panelled bath with mixer taps, pedestal wash hand basin and w.c. with dual push button flush. Part tiled walls. Extractor fan. Heated towel rail. Sensor controlled spot lighting. Roof window.

Driveway

To the left of the property is a wide driveway with ample parking for several vehicles and giving access to the garage. Timber gate to the front.

Garage

19'6" x 9'

Up and over garage door. Personal side door. Power and lighting.

Gardens

To the front of the property is a lawned garden with a variety of trees, plants and flowers fronted by a picket fence. To the side is gated access to the privately enclosed rear garden which is also laid to lawn with flower borders a paved patio area and vegetable patch. Outside lighting. External oil combination boiler which supplies the central heating and hot water. Summerhouse measuring 9'8" x 9'8" (approx.).

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.

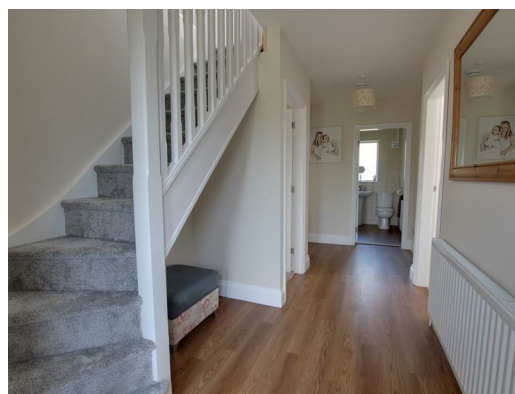
Saturday 9.00 a.m. to 3.00 p.m.

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.



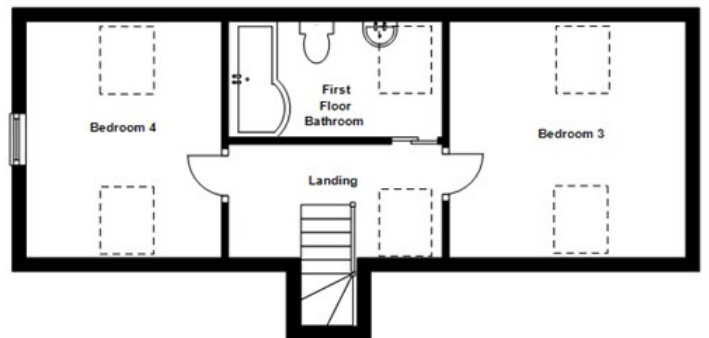




Ground Floor



First Floor



Directions

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 Stoneleigh can be found a short way along on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		75
(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	

