

Corner Cottage Sutton Road, Bilsby, LN13 9PX

Reduced To £315,000



Choice Properties are delighted to invite you to view this most exquisite, individual, detached charming home which oozes character and is internally finished to an extremely high standard. Boasting a bespoke handmade kitchen, 4 Bedrooms & 2 Bathrooms together with an attractive garden and garage please do not miss the opportunity to look at this gorgeous home.

The property is located in the sought after country village of Bilsby which is situated on the outskirts of the charming historic market town of Alford. This beautiful home is also only a short drive from the neighbouring coastal village of Sutton on Sea with its delightful beaches.

Step inside this gorgeous home and you will find many additional high end features which include a hand made bespoke kitchen, beamed ceilings, attractive feature brick faced internal walls, quality wooden floors together with timber window sills and antique style radiators which all add to creating a most stunning dream home.

Entrance Hall

With UPVC Double Glazed Front door & Side window. Timber floor. Antique style radiator. Power points. Staircase to landing. Open plan to:-

Lounge

16'2" x 15'0"

With timber floor. Beamed ceiling. Feature brick fireplace housing log burner. Antique style radiator. Double opening UPVC double glazed doors which lead on to the patio area. Power points. T.V. Aerial point.

Kitchen/Diner

24'4" x 12'11"

With bespoke handmade kitchen which incorporates base cupboards and drawer sets with wooden work surfaces over. Co-ordinating wall cupboards. Butler sink with base cupboards to each side and marble drainer and work surfaces over. Co-ordinating butchers block with drawers and storage underneath. Brick inglenook with feature lighting providing space for range cooker. Beamed ceilings. Timber floor. Antique style radiator. Power points. Cooker point. T.V. Aerial point.

Utility Room

8'10" x 6'7"

With handmade drawer units and cupboards which match the kitchen. Butler sink. Power points. Plumbing for automatic washing machine. Voker Gas Combi Boiler which supplies central heating and hot water. Tiled floor. Rear Access door. Door to:-

Ground Floor Bathroom

Fully tiled walls and floors. Corner bath with shower over. Wash hand basin set in vanity unit. Low level flush. Heated towel rail. Underfloor heating.

Landing

With antique style radiator. Power points.

Bedroom 1

11'10" x 12'11"

With antique style radiator. Power point. Beamed ceiling. Fitted wardrobes and cupboards. Walk in wardrobe.

Bedroom 2

6'7" x 15'0"

Antique style radiator. Power points.

Bedroom 3

7'10" x 11'8"

Antique style radiator. Power points.

Bedroom 4

8'6" x 7'11"

Antique style radiator. Power points. Fitted cupboards.

Shower Room

With walk in shower cubicle. Pedestal wash hand basin. Low level flush w.c. Part tiled. Heated towel rail.

Driveway

Large Block Paved Driveway with turning area.

Detached Garage

With up and over door. Power and lighting. Personal access door.

Gardens

To the front of the property is an attractive garden laid to lawn with pretty shrubs and borders made most private with hedging. To the rear is a pleasant garden with good sized patio area which features a low level wall and steps up to a raised lawned garden made most private with fencing all around.

Tenure

Freehold

Council Tax Band

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, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

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.

Website

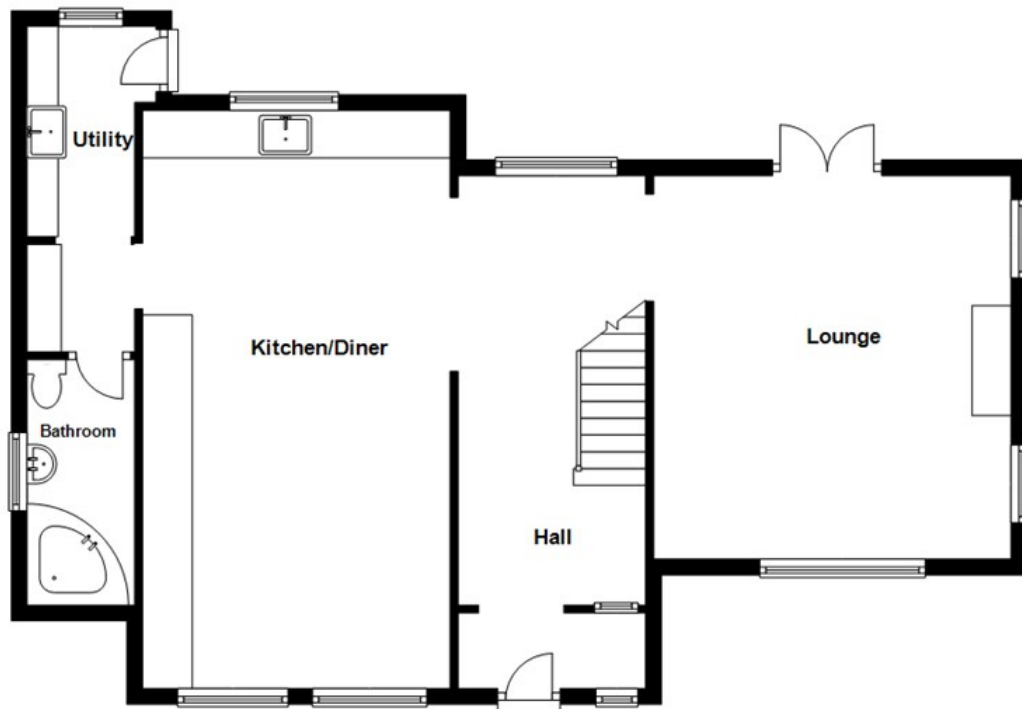
All details also available on our website www.choiceproperties.co.uk

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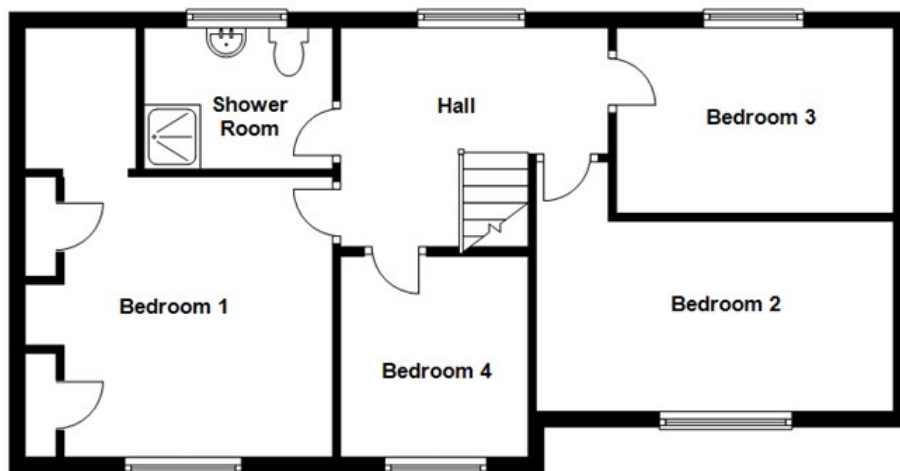




Ground Floor



First Floor



Directions

Take a left outside our Office door and head towards the junction with the Church, take a right here and continue along East Street until you reach a right hand turn sign posted to Sutton on Sea, turn right here and head along Alford Road until you reach the village of Bilsby, you will see the Spar & Garage on the right hand side and Corner Cottage is just a little way along from here on the 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	55	58
(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	49	50
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

