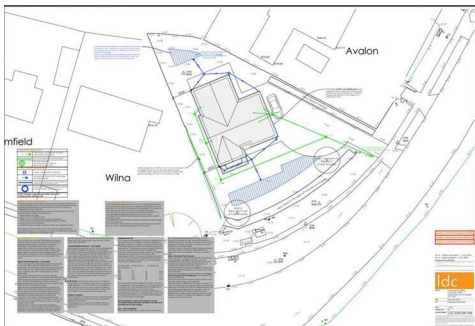




Main Road, South Reston, LN11 8JJ
Guide Price £349,000

TES Property are thrilled to bring to the market this opportunity to purchase a 3 bedroom detached bungalow in the charming village of South Reston.

This modern new build delivers on space on specification with the opportunity for the purchaser to have a say on final features in the kitchen and bathrooms.

The property sits set back from the roadside on a deceptive corner plot and provides 3 double bedrooms, a light and open kitchen/diner, with a large lounge area, bathroom, utility and en-suite to the main bedroom.

Off road parking via driveway and wrap around gardens provide ample outdoor space to compliment the accommodation.

Accommodation

Lounge 13'5" x 14'1" (4.1 x 4.3)

Spacious Lounge with walk in bay window

Kitchen/Dining 21'2" x 15'3" (6.47 x 4.65)

Located at the rear of the property with kitchen island, sink and drainer, integrated appliances and skylight to the ceiling

Utility 6'11" x 6'6" (2.12 x 2.0)

Useful utility room with the option to convert to an Ensuite for Bedroom 3.

Bedroom 1 9'10" x 14'2" (3.01 x 4.34)

Double Bedroom to the front of the property

En-Suite 6'6" x 6'11" (2.0 x 2.12)

with shower cubicle, wash hand basin and wc

Bedroom 2 8'2" x 14'2" (2.5 x 4.34)

Double Bedroom

Bedroom 3 8'2" x 14'2" (2.5 x 4.34)

Double Bedroom

Bathroom 14'2" x 6'6" (4.34 x 2.0)

With shower cubicle, bath, wc and wash hand basin.

Outside

The property will benefit from a side driveway and front and rear gardens.

Services

Some services will be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Heating will be provided by Air Source pumps with underfloor heating throughout.

An Electric charging point will be installed to the exterior of the property.

Kitchen and Bathroom Options

The purchaser will be able to have an input on the final choice on kitchen and bathrooms within the developers specified budget

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

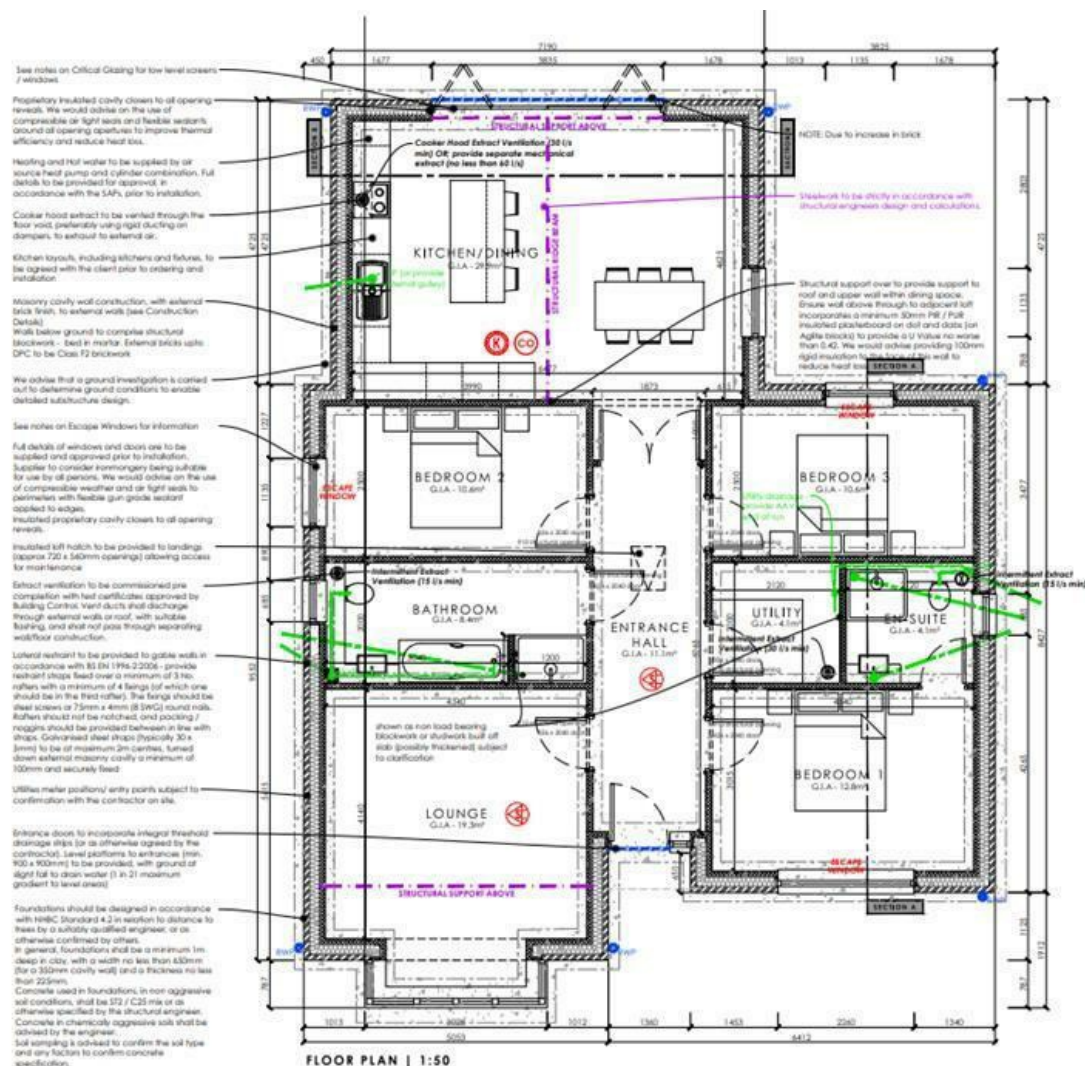
Opening Hours

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

Saturday 9:00am to 1:00pm



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY

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