



Willsons
SINCE 1842

'The Bungalow', 7 Chapel Lane, Huttoft

£230,000



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**'The Bungalow,' 7 Chapel Lane
Huttoft, Alford,
Lincolnshire, LN13 9RX**

"AGENT'S COMMENTS"

Set back from the road in a sizeable plot of 0.35 of an acre to include large gardens to both the front and rear and generous driveway to the side, this three bedroom bungalow in need of some modernisation already offers partial uPVC double glazing and oil-fired central heating, has a living room with open fire leading to the conservatory and a well apportioned dining kitchen with separate utility room. Set on a quiet no-through road in the popular coastal village of Huttoft, this property offers a huge amount of potential for someone requiring a more than average space around them and is brought to the market with no onward chain.

LOCATION

Huttoft is a village with a public house, petrol station with convenience store, primary school and village hall situated approx 3 miles west of the east coast's sandy beaches, adjacent to several Lincolnshire Wildlife Trust nature reserves and close to the Blue Flag awarded beaches of Sutton-On-Sea. The market town of Alford approx. 5 miles to the west has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a bus route to Sutton on Sea & Mablethorpe circa 4 & 6 miles respectively. All have a variety of shops & eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets.



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Front Veranda

Wooden veranda running to the front of the property with polycarbonate style roofing.

Front Porch

Recessed front porch with tiled flooring.

Entrance Hallway

9'10" x 13'9" x 2'11" min (3.0m x 4.2m x 0.9m min)

Internal hallway accessed via a wooden partially single glazed front door with corresponding side panel, with Circu-air Airflow control, fuse box, radiator, thermostat, loft access, deep full height storage cupboard (1.2m x 1.0m) with built-in shelving and carpeted flooring.

Living Room

12'1" x 11'9" (3.7m x 3.6m)

With central brick-built chimney breast with hearth, mantle and corresponding corner feature storage, wall lighting, radiator, carpeted flooring and sliding patio door through to the conservatory.

Conservatory

7'10" x 11'9" (2.4m x 3.6m)

Of dwarf brick wall and wooden construction with polycarbonate style roof, wooden partially glazed door to the front veranda, wall lighting and carpeted flooring.

Dining Kitchen

17'4" x 18'4" (5.3m x 5.6m)

'L'-shaped dining kitchen with a range of wall and base units, breakfast bar, integrated oven with ceramic hob and extractor fan over, sink with 1.5 bowls and mixer tap, central chimney breast wall with cupboard housing immersion tank to one side, partially tiled walls and floors, radiator, carpeted flooring, wall boarding to one wall and archway through to dining room with high level window, wooden internal window and partially glazed internal stable door to the utility and further sliding patio door to the rear garden from the dining area.

Utility Room

11'1" x 6'6" (3.4m x 2.0m)

With Worcester oil fired central heating boiler, radiator, range of wall and base units, sink with individual taps and draining board, work surface with space and plumbing below for washing machine and similarly wall vent for tumble dryer, tiled flooring and uPVC partially glazed door to the rear garden.

Bedroom One

12'1" x 10'5" (3.7m x 3.2m)

With full wall of fitted wardrobes with illuminated dressing table, radiator, carpeted flooring and window to the front of the property.

Bedroom Two

9'10" x 10'5" (3.0m x 3.2m)

With radiator, carpeted flooring and window with views over the rear garden.

Bathroom

6'2" x 6'6" max (1.9m x 2.0m max)

Comprising bath with electric shower over and tiled surround, WC, wash basin, radiator, partially tiled walls, tiled floor, extractor fan and window with obscure glazing.

Bedroom Three

7'10" x 8'10" (2.4m x 2.7m)

With radiator, window to the front of the property and carpeted flooring.

Front Garden

Generous south facing garden set back from the road and laid to both lawn and large concrete paving slab patio with raised borders, several wooden outbuildings, mature shrubs and plants, concrete pathways and external lighting.

Driveway

Accessed via a choice of two driveways either direct from the main road or a wider additional right of access over the neighbouring property from Chapel Lane onto a large wide gravel driveway running to the right of the property. With external lighting, external wall sockets, concrete pathways, area of concrete slabs and boundaries of brick wall, hedging and fencing.

Rear Garden

Private rear garden set to lawns with mature trees and plants, concrete patio and area of concrete hard standing accommodating oil storage tank, several wooden outbuildings, external wall tap and boundaries of hedging and fencing.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below.

Energy Performance Certificate

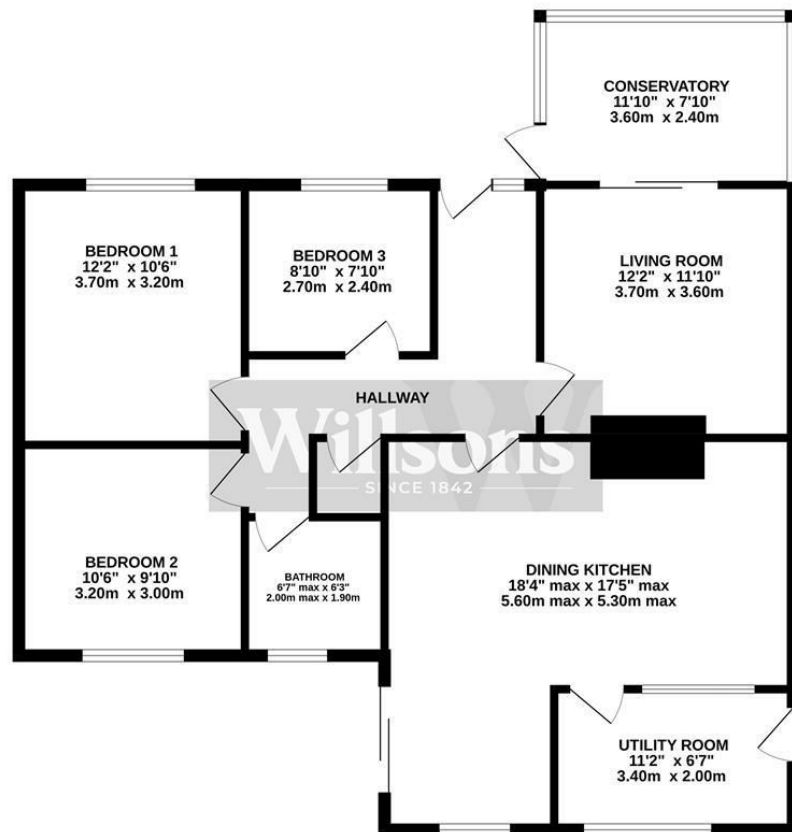
The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8095-1334-2829-1707-3963

Directions

From the main A52 between Mablethorpe and Skegness, on reaching the village of Huttoft from Mablethorpe, turn right into Chapel Lane,. The property can be found on the right after 50m.
What3words///remind.tonsils.sensibly



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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