

Chanctonbury Way, Sutton-On-Sea Mablethorpe LN12 2JR



welcome to

Chanctonbury Way, Sutton-On-Sea Mablethorpe

NO CHAIN

2 Bedroom Detached Bungalow Located in Sutton on Sea. In brief, the property offers Kitchen, Lounge, Bathroom & 2 Bedrooms. Externally, the property benefits from a driveway to the front leading to the garage and the rear garden is mostly laid to lawn.

Entrance

Entrance door leads into the inner hall which has boiler, consumer unit, door into:

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m) Comprising of wall and base units with worktop space over, sink, space and plumbing for a washing machine, window and door to the side leading externally.

Lounge

17' 8" x 12' 6" ($5.38m \times 3.81m$) Has a window to the front elevation and a radiator.

Bedroom 1

12' 11" x 9' 5" (3.94m x 2.87m) Has a window and a radiator

Bedroom 2

9' 10" x 10' 8" (3.00m x 3.25m) Has a radiator and french doors to the garden.

Bathroom

Has a bath with shower over, sink, WC, part tiled walls and airing cupboard with hot water cylinder.

External

Externally, the property benefits from a driveway to the front leading to the garage. The rear is mainly laid to lawn along with a patio area.

Garage 17' 5" x 8' 4" (5.31m x 2.54m) Has an up and over door

Agents Note The property is fitted with an alarm system.













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- ***NO CHAIN***
- DETACHED BUNGALOW
- 2 BEDROOMS
- DRIVEWAY & GARAGE
- FRONT & REAR GARDEN

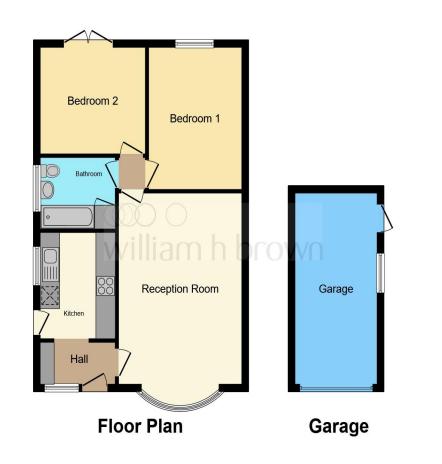
Tenure: Freehold EPC Rating: D Council Tax Band: B

offers over

£200,000

directions to this property:

See Multi-map illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SKG108988 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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