

46 Marine Avenue,
Sutton-On-Sea, LN12 2ND

Price £269,950



Internal viewing is highly recommended to fully appreciate this extended and well presented, two bedroom detached bungalow. It is located in a sought after position, within the coastal village of Sutton on Sea. The property is also situated within easy reach of the Beach, High Street & Local Amenities.

The property has the added advantage of Gas Fired Central Heating and UPVC Double Glazed Windows & Doors. The most spacious and well laid out internal accommodation consists of:

Recessed Storm Porch with UPVC Entrance Door to:

Hall

15' x 4'1"

Radiator. Single & double power points. Room thermostat control for the central heating system. Telephone point. Loft access. Airing cupboard housing lagged hot water cylinder. Programmer controls for the central heating system.

Lounge

16'10" x 11'1"

Bow window to front. Feature fireplace with electric fire. Radiator. Double & 2 single power points. T.V. aerial point. Telephone point.

Dining Room

11' x 9'11"

Radiator. 2 Double power points. Archway to:

Kitchen

11'0" x 8'5"

Fitted wall and base units with work surfaces over. One-and-half bowl stainless steel sink unit and drainer with mixer tap. Integral fridge. Electric hob with filter hood over. Eye level oven. Recessed spot lighting. Part tiled walls. Tiled floor. Single & 3 double power points. Archway to:

Utility Area

11'1" x 8'4"

Fitted wall & base units with work surfaces over. Stainless steel sink unit and drainer. 3 Radiators. Recessed spot lighting. Plumbing for automatic washing machine. Single & double power points. Fully tiled walls. Tiled floor. Pantry. Door to:

Shower Room

8'3" x 3'2"

Consisting of shower cubicle with 'Mira Sport' electric shower, hand basin set in vanity unit and w.c. with dual push button flush. Fully tiled walls. Tiled floor. Radiator. Recessed spot lighting. Extractor fan/spot light. 'Dimplex' electric wall heater.

Bedroom 1

13'1" x 10'2"

With range of fitted wardrobes and dresser unit. Radiator. 2 Double power points. T.V. aerial point.

Bedroom 2

11' x 8'7"

Extending to 13'4" into the box bay window. Built in wardrobes and cupboards. Radiator. 3 Double power points. T.V. aerial point.

Bathroom

7'5" x 6'5"

Consisting of shower bath with glass screen and 'Mira Elite ST' electric shower. Pedestal wash hand basin and w.c with dual push button flush. Radiator. Extractor fan/spot light. Recessed spot lighting. 'Dimplex' electric wall heater. Fully tiled walls. Tiled floor. Electric shaver point.

Outside

To the front of the property is a well maintained lawned garden edged to the front with a low level brick wall. There is access either side of the property leading to the good sized, enclosed rear garden. The first section is made up of the extended block paved driveway/ garden area which in turn leads to the well maintained lawned garden. This is also set with a variety of plants trees and shrubs. To the rear of the garage is a metal store and set in the far corner is a timber summerhouse. Cold water Tap. External lighting.

Driveway

A large block paved driveway extends along the side of the property, via double opening timber gates, to the rear of the property where there is extra hard standing space and access to the detached garage.

Garage

21'1" x 9'

Semi-detached garage with up & over door and side access door. Power & Lighting.

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 C

Opening Hours

Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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

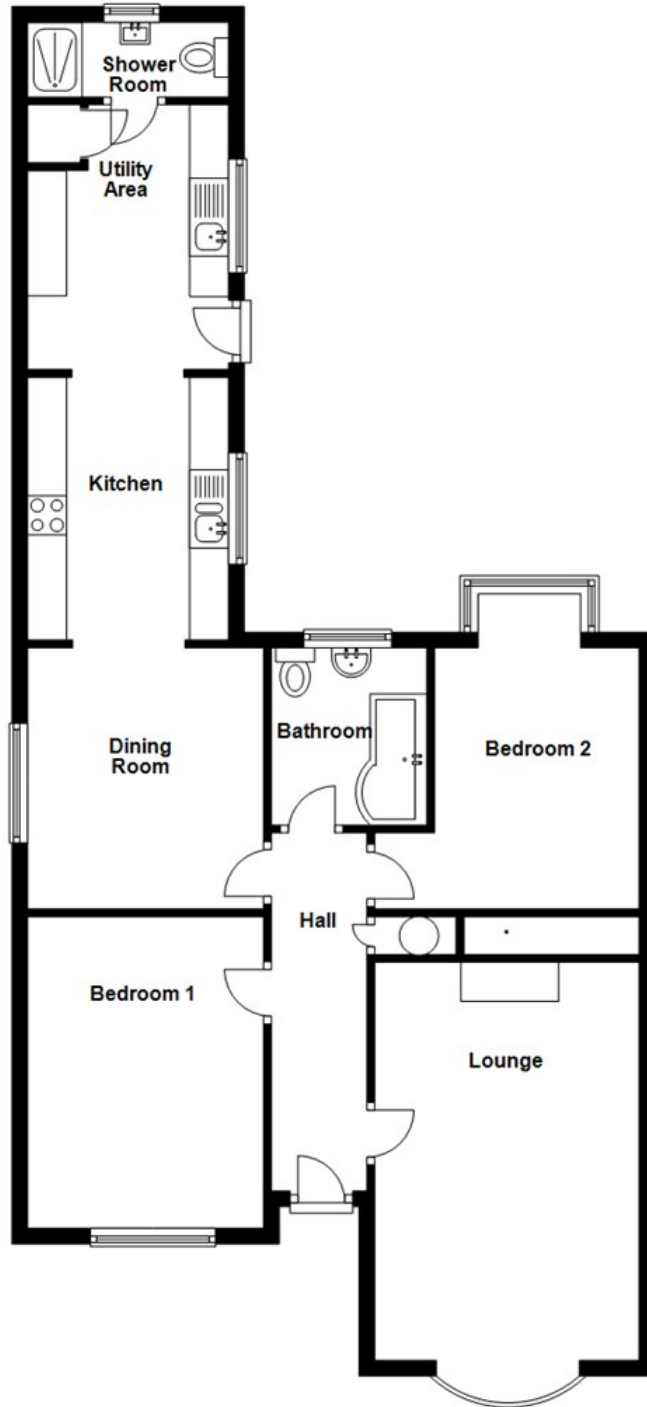
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Rear Garden



Directions

From our office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Number 46 can be found approximately half way along the road on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			61
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

