



# CHOICE PROPERTIES

*Estate Agents*

Cornerways Bucknalls Meadow,  
Sutton-On-Sea, LN12 2QU

Reduced To £255,000



Choice Properties are delighted to bring to market this spacious three bedroom detached bungalow. Situated in the sought after location of Sutton on Sea, close to the beach and ideally placed for all local amenities. With no upper chain, early viewing is highly recommended.

This well laid out and spacious internal accommodation has the benefit of gas central heating.

### **Hallway**

14'6" x 6'7"

Radiator. Access to loft.

### **Kitchen/Diner**

20'10" x 9'11"

Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Integral oven with four ring gas hob and extractor hood above. Plumbing for washing machine. Part tiled walls. Two radiators.

### **Rear Porch**

3'5" x 3'3"

### **Lounge**

17'1" x 11'6"

Sliding patio doors providing access to garden. Gas fire set into featured surround. T.V aerial point. Two radiators.

### **Bedroom 1**

12'8" x 9'11"

Sliding patio doors providing access to garden. Radiator.

### **Bedroom 2**

9'7" x 11'6"

Radiator.

### **Bedroom 3**

9'11" x 7'9"

Fitted wardrobes. Radiator.

### **Bathroom**

7'8" x 9'11"

Fitted with a three piece suite consisting of panelled bath, wash hand basin with single taps and W.C. Airing cupboard housing the 'Worcester' gas combination boiler which supplies the hot water and central heating.

### **Driveway**

Providing ample off road parking.

### **Garage**

Up and over door. Power. Inspection pit.

### **Gardens**

The property is fronted by a sizeable lawned garden. There is gated access to the side of the property. The rear and side gardens are mostly block pathed for ease of maintenance.

### **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

## **Viewing Arrangements**

Viewing by appointment through Choice Properties Sutton 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](http://www.choiceproperties.co.uk)

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









**Ground Floor**





# 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 and take your first left onto Bucknalls Meadows. Cornerways can be found a short distance to your right.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 67        |
| (55-68) D                                   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

