



CHOICE PROPERTIES

Estate Agents

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

Reduced To £225,000



It is a pleasure for Choice Properties to bring to the market this spacious and well maintained two bedroom detached bungalow, situated in the most sought after location, just a short walk from the beautiful beaches and local amenities. The property further benefits from a modern conservatory and stands proudly upon an attractive and beautifully maintained garden. Early viewing is highly advised.

The deceptively spacious and abundantly light and bright accommodation comprises:-

Front Entrance Door

Leading into:-

Hallway

16'4" x 4'1"

Built in storage cupboard housing the hot water cylinder, thermostat controls, programming controls for the boiler, radiator, power points. Loft access with pull down ladder.

Reception room

14'10" x 11'0"

Electric fire set in feature surround, TV Aerial point, radiator, power sockets.

Kitchen/Diner

12'11" x 11'0"

Fitted with a range of wall and base units with worksurfaces over, one bowl stainless steel sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, wall mounted boiler, partly tiled walls, larder, pedestrian door to side aspect leading into the garden, radiator, power sockets.

Conservatory

12'0" x 10'0"

Fantastic conservatory with power points, double glazed windows set upon a dwarf wall and impressive glazed pitched roof with double opening French doors leading to the attractive garden.

Bedroom 1

12'11" x 10'0"

Spacious double bedroom, radiator., power points.

Bedroom 2

10'11" x 10'0"

Double bedroom, radiator, power points, French double opening patio doors leading into the conservatory.

Shower Room

7'6" x 6'6"

Fitted with a three piece suite comprising large walk-in shower cubicle, wash hand basin set in vanity unit with stainless steel mixer tap & push button flush WC, partly tiled walls.

Driveway

Paved driveway providing off road parking with large timber gate giving access towards the garage.

Garage

Up and over door, lighting, pedestrian door to side aspect.

Garden

The garden is fronted by a well tended lawned garden with an attractive variety of plants, trees and shrubbery throughout and decorative dwarf timber fence to the front boundary. To the rear of the property you will find a beautifully maintained and sizeable garden which has been mostly laid to lawn and features an array of plants, flowers and trees and enclosed with fenced boundaries. A paved footpath leads down to the garage and the side of the bungalow, allowing access to the driveway.

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

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 on 01507 443777. Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Making an Offer

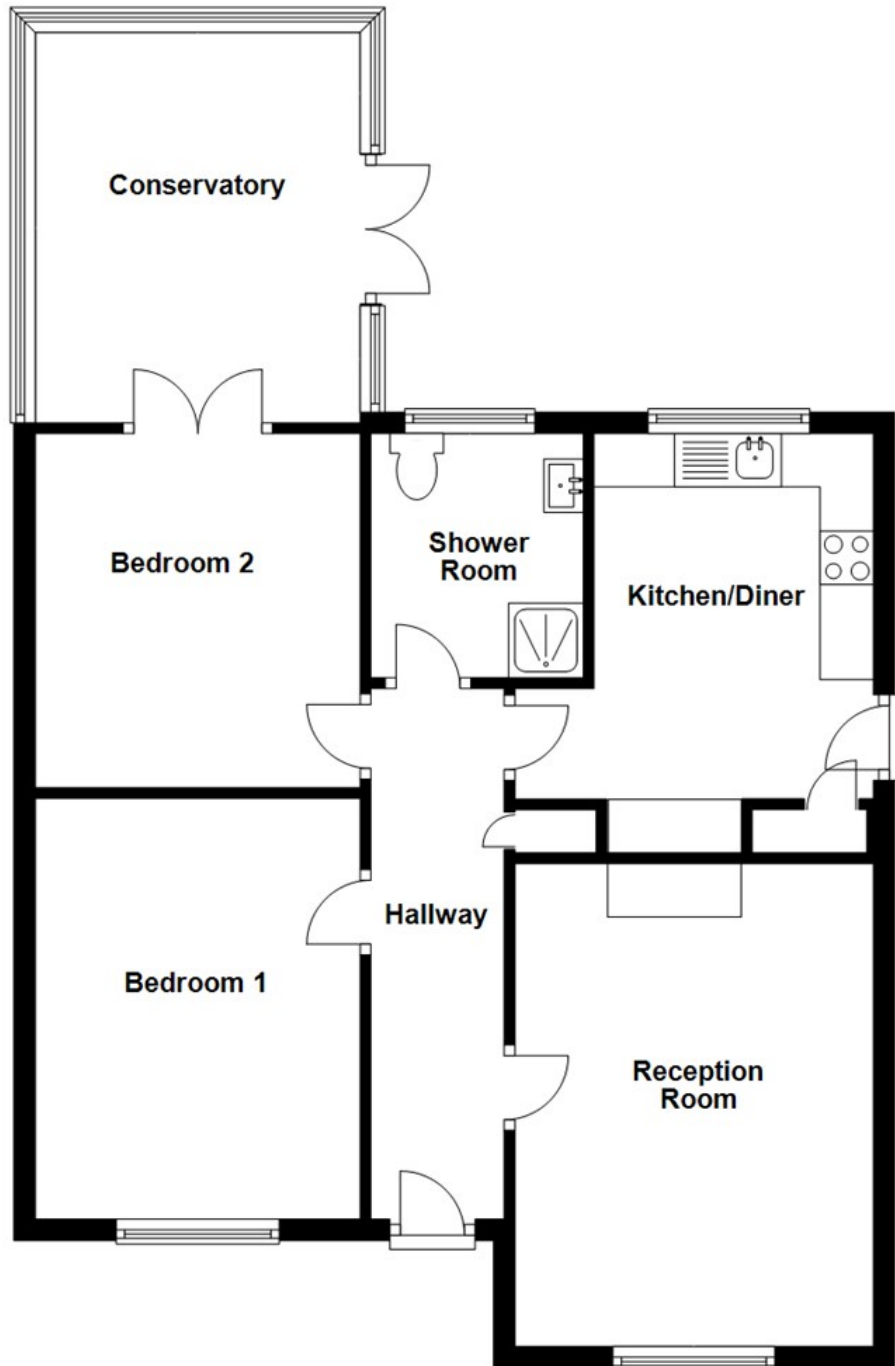
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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. Follow the road around to the left and Number 50 can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

