



CHOICE PROPERTIES

Estate Agents

2 Highgate Lane,

Sutton-On-Sea, LN12 2LJ

Reduced To £285,850



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow located in a fantastic position only a short walk from the beach and local amenities. This abundantly light and bright property further benefits from an attractive and sizeable garden and early viewing is advised.

The spacious and well presented accommodation comprises:

Hallway

5'11" x 6'8"

Built in storage cupboard- one housing the wall mounted boiler and programming controls, loft access, thermostat controls,

Reception Room/Diner

16'4" x 24'0"

Fireplace set into featured surround, timber flooring, TV Aerial point, smoke alarm, circular dual aspect windows, sliding patio doors leading into:-

Sun Room

11'10" x 24'0"

Wood burner set into tiled base, door to side aspect into the garage, double opening French patio doors to the rear aspect leading into the garden.

Kitchen

7'0" x 10'8"

Fitted with a range of wall and base units with worktops over, one and half bowl stainless steel sink unit with drainer and mixer taps, integral cooker with four ring gas hob and extractor hood over, space for fridge/freezer, partly tiled walls, inset spot lights to the ceiling.

Bedroom 1

10'10" x 13'9"

Spacious double bedroom.

Bedroom 2

10'10" x 12'0"

Spacious double bedroom.

Bedroom 3

8'5" x 8'8"

Built in storage cupboard.

Bathroom

4'7" x 8'1"

Fitted with a three piece suite comprising panelled bath with single taps and mains shower over, wash hand basin set into vanity unit with stainless steel mixer tap, dual flush wc, tiled walls, chrome heated towel rail.

Driveway

Providing off street parking.

Garage

17'9" x 9'10"

With electric door, power and lighting. Rear store room with power.

Store Room

4'0" x 9'10"

Garden

The property is fronted by a low maintenance gravelled garden. To the rear of the property you will find a well tended lawned garden with a feature patio area. An array of beautiful trees, plants and flowers adorn the garden and established hedging and fencing edge the boundaries.

Tenure

Freehold

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

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.

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

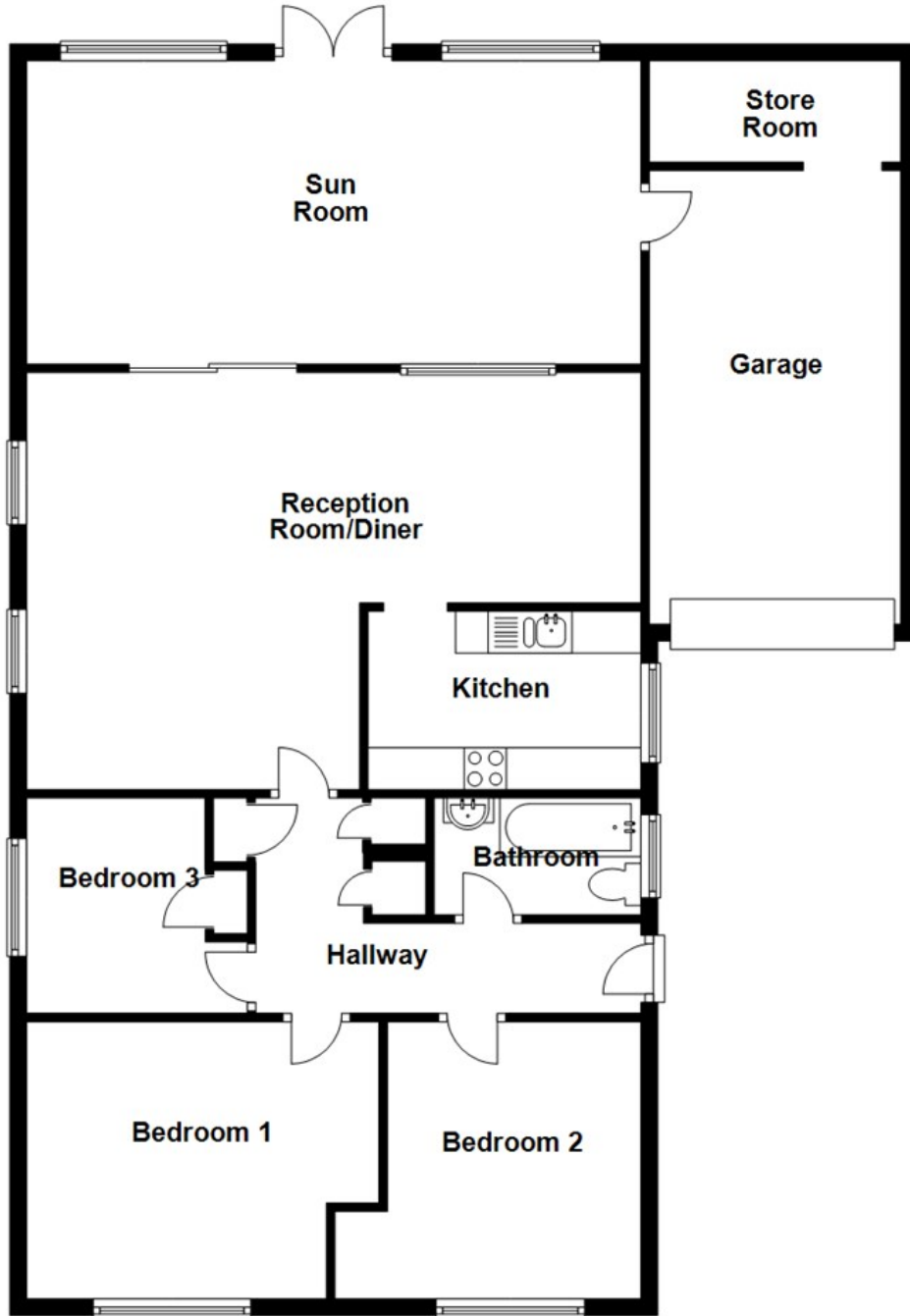
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approx. 128.7 sq. metres (1385.6 sq. feet)



Total area: approx. 128.7 sq. metres (1385.6 sq. feet)

Directions

From our Sutton office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Now take your next left hand turn on to Highgate Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			64
(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 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	

