



CHOICE PROPERTIES

Estate Agents

16 Sandringham Drive,
Sutton-On-Sea, LN12 2JP

Price £180,000



No upper chain We offer for sale this pleasant semi detached three bedroom bungalow situated in a quiet residential position convenient for the High Street, beach and local amenities.

The property has the benefit of Gas Fired Central Heating & UPVC Double Glazed windows and doors. Internally the accommodation consists of :

Side Entrance Door

Leading into :

Kitchen/Diner

13'8" x 6'3"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Electric oven & hob. 2 Single & 3 double power points. `Concord WRS' gas fired boiler which supplies the central heating and hot water.

Living Room

15'11" x 12'4"

Laminate flooring. Double power point. T.V. Aerial point. Brick feature fireplace.

Inner Hallway

3'2" x 12'8"

Loft access. Airing cupboard housing lagged hot water cylinder with immersion heater. Radiator. Doors to:

Bedroom 1

15'0" x 9'1"

Wall & centre lighting. Radiator. 3 Single power points.

Bedroom 2

10'6" x 9'6"

Radiator. Single & double power points. T.V. Aerial point.

Bedroom 3

10'6" x 9'0"

Radiator. Double power point. T.V. Aerial point.

Bathroom

6'5" x 6'7"

With three piece bathroom suite which includes Panelled bath with shower over, pedestal wash hand basin and w.c. Radiator.

Driveway

Garden

To the front of the property is an easily maintained paved garden. To the side of the property is gated access leading to the enclosed rear garden. The rear garden is paved and decked with timber fencing to the boundaries.

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 B.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Mablethorpe LN12 2HB. Tel 01507 443777. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

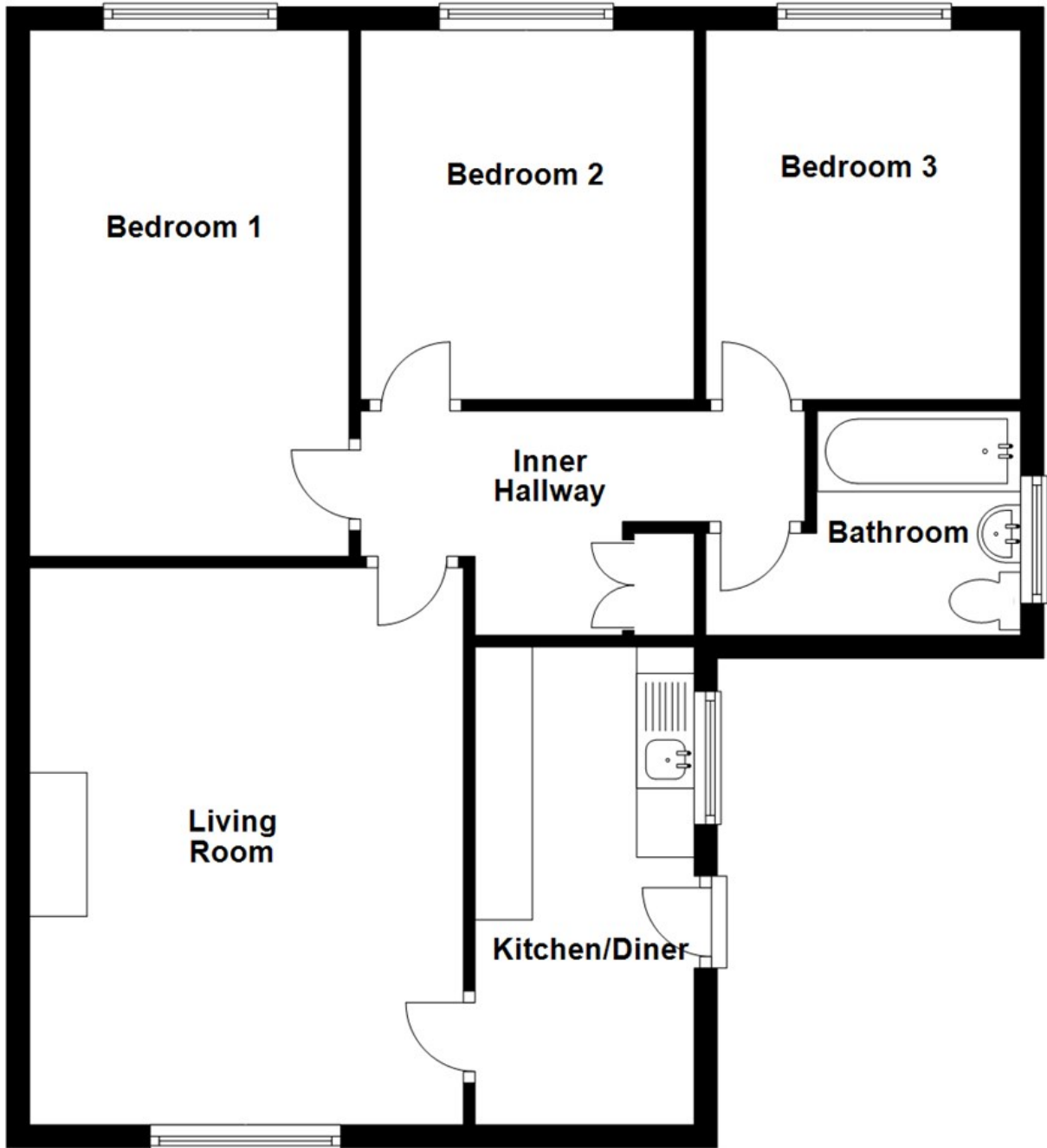
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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 Sutton on Sea office head towards the mini-roundabout and take a left towards Skegness. Continue on this road until you come to 'Sandringham Drive' on your right hand side. Continue on this road, number 16 can be found on your right hand side a little way up.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			68
(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	

