



CHOICE PROPERTIES

Estate Agents

9 Park Road West,
Sutton on Sea, LN12 2NQ

Price £325,000



We offer for sale this beautiful three bedroom detached bungalow benefiting from bright light filled rooms. The property also benefits from having a bedroom with its own dressing room and en suite bathroom. Being located in a sought after location, within easy reach of the high street and beach, viewing is highly recommended to appreciate this fantastic property.

The property has the added advantage of UPVC Double Glazed windows and doors and gas fired central heating. The immaculate and well presented accommodation consists of:

Double Opening UPVC 'French' doors to:

Porch

4' x 2'11"

With UPVC door to:

Hallway

Built in storage cupboard. Single power point. Radiator. Loft access. Programmer and room thermostat controls for the central heating system.

Lounge/Diner

21'2" x 9'11"

'L' Shaped. Extending to 15'10" with a width of 9'11". Windows to front and side elevations. 2 Radiators. 4 Double power points. Telephone point. T.V. aerial point.

Kitchen/Diner

13' x 11'8"

Measurements to widest points. Fitted wall units and base units with wooden block work surfaces over. 'Butler Style' ceramic sink and work surface integrated into the work surface along with mixer tap. Integral fridge/freezer. Part tiled walls. Electric oven and hob with filter hood over. Radiator. 4 Double and 2 single power points. Door to:

Utility Room

7'5" x 6'8"

Fitted wall units and base units with block wood work surfaces over. Part tiled walls. Tiled floor. Radiator. Plumbing for automatic washing machine. Single & double power points. Cupboard housing 'Ideal Logic Max Combi C30' gas fired combination boiler which supplies the central heating and domestic hot water. UPVC door to outside.

Bedroom 1

12' x 11'11"

Measurement excludes the range of fitted wardrobes with two sets of double opening doors. Laminate flooring. Radiator. Telephone point. Single & double power points.

Bedroom 2

9'7" x 9'5"

Radiator. 2 Double power points. Archway to:

Dressing Room

11'11" x 7'7"

With built in wardrobes. Laminate flooring. Radiator. Double power point. T.V. aerial point. Door to:

En-suite Bathroom

6'8" x 7'11"

Narrowing to 2'11". Consisting of panelled bath with mixer shower taps and glass shower screen, pedestal wash hand basin and w.c. with dual push button flush. Part tiled walls. Extractor fan.

Bedroom 3

11'7" x 10'4"

Radiator. Single & double power points. Laminate flooring.

Shower Room

8'4" x 7'9"

Measurements to widest points. Consisting of walk in tiled shower area with mains mixer shower, hand basin set in vanity unit and low level flush w.c. Part tiled walls. Built in storage cupboard. Tiled floor. Radiator. Spot light with integral extractor fan.

Outside

The property is situated on a privately enclosed plot, to the front is a single pedestrian gate with double opening gates to the side opening on to the good sized driveway which provides ample parking space for a number of vehicles. To the right is a well maintained lawn garden that is edged with well established plant and shrub borders. This continues around to a further gravelled and paved patio area along with a timber shed/workshop measuring 14' x 5'10" (approx.). To the rear is a further enclosed lawn garden that has a seating area and pergola that is edged with gravel borders for ease of maintenance.

Driveway

Providing ample parking space.

Tenure

Freehold

Council Tax

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.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

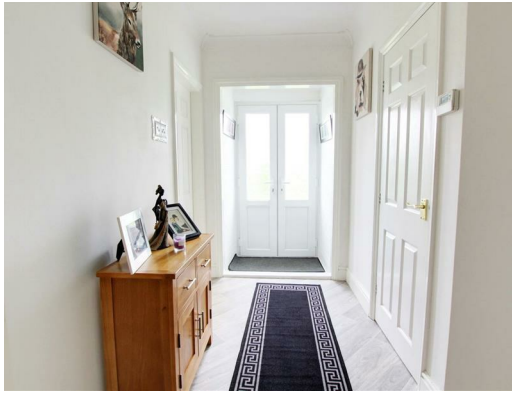
Viewing Arrangements

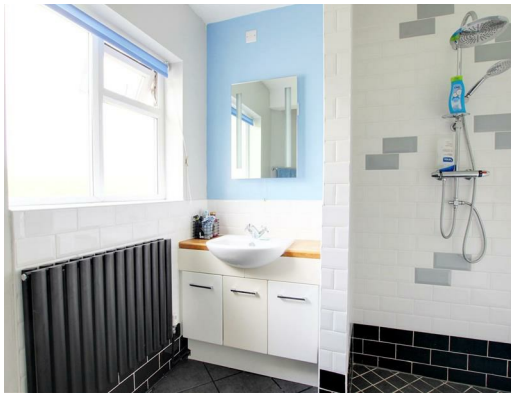
Viewing by appointment through Choice Properties Sutton on Sea on 01507 443777

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.

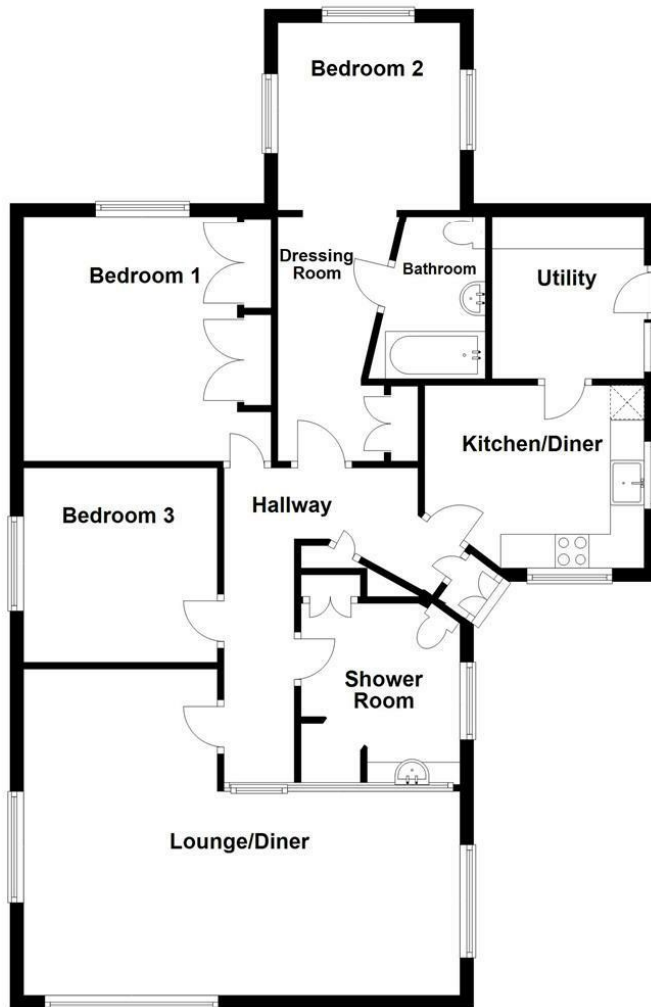
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.







Ground Floor



Directions

From our office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue then immediately left on to Park Road. Take your second left on to Park Road West and number 9 can be found a little way along on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) 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		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

