



# CHOICE PROPERTIES

*Estate Agents*

29 Camelot Gardens,  
Sutton-On-Sea, LN12 2HP

Price £225,000



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom detached bungalow, offered with NO ONWARD CHAIN and situated in a quiet residential, sought after location only moments from local amenities and the popular 'Blue Flag' award winning golden sandy beaches. Ideal for Holiday Home or Buy to Let. Early viewing is recommended.

The generously proportioned and well laid out accommodation comprises:

### **Kitchen**

12'6" x 10'7"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, spaces for a freestanding cooker, freestanding under counter fridge and plumbing for a washing machine, breakfast bar area, part tiling to the walls and two storage cupboards - one measuring 2'03" x 2'05" housing a freestanding fridge/freezer and one measuring 2'02" x 2'05" housing the wall mounted 'Ideal Logic Combi 24' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

19'9" x 10'11"

Featuring a gas fireplace set in a feature surround with a wooden mantle, a TV aerial and a bow window to front aspect.

### **Lobby/Dining Area**

6'2" x 14'0"

With a bay window to side aspect, ample space for a dining table, loft access, wall mounted thermostat and doors leading to:

### **Bedroom 1**

10'5" x 10'11"

Spacious double bedroom with double opening 'French' doors to rear aspect into the garden.

### **Bedroom 2**

10'5" x 10'7"

Spacious double bedroom with a picture window to rear aspect and a built in double wardrobe with mirrored sliding doors.

### **Bedroom 3**

6'11" x 10'7"

Double bedroom.

### **Bathroom**

6'2" x 7'5"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and a mains fed shower over, pedestal hand wash basin with single hot and cold taps, WC with dual flush button, part tiling to the walls and an airing cupboard with shelving.

### **Driveway**

Providing off street parking.

### **Garage**

18'09" x 7'10"

With an up and over door, rear uPVC window, side uPVC door, power and lighting and the garage also houses the wall mounted consumer unit.

### **Garden**

The property is fronted by an attractive garden laid with slate chippings and an attractive flower bed, there is also a side gate providing access to the rear garden. To the rear of the property you will find a privately enclosed garden mainly laid with gravel for ease of maintenance. There is also a resin patio area and fences to the boundaries.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

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 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.

## **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.

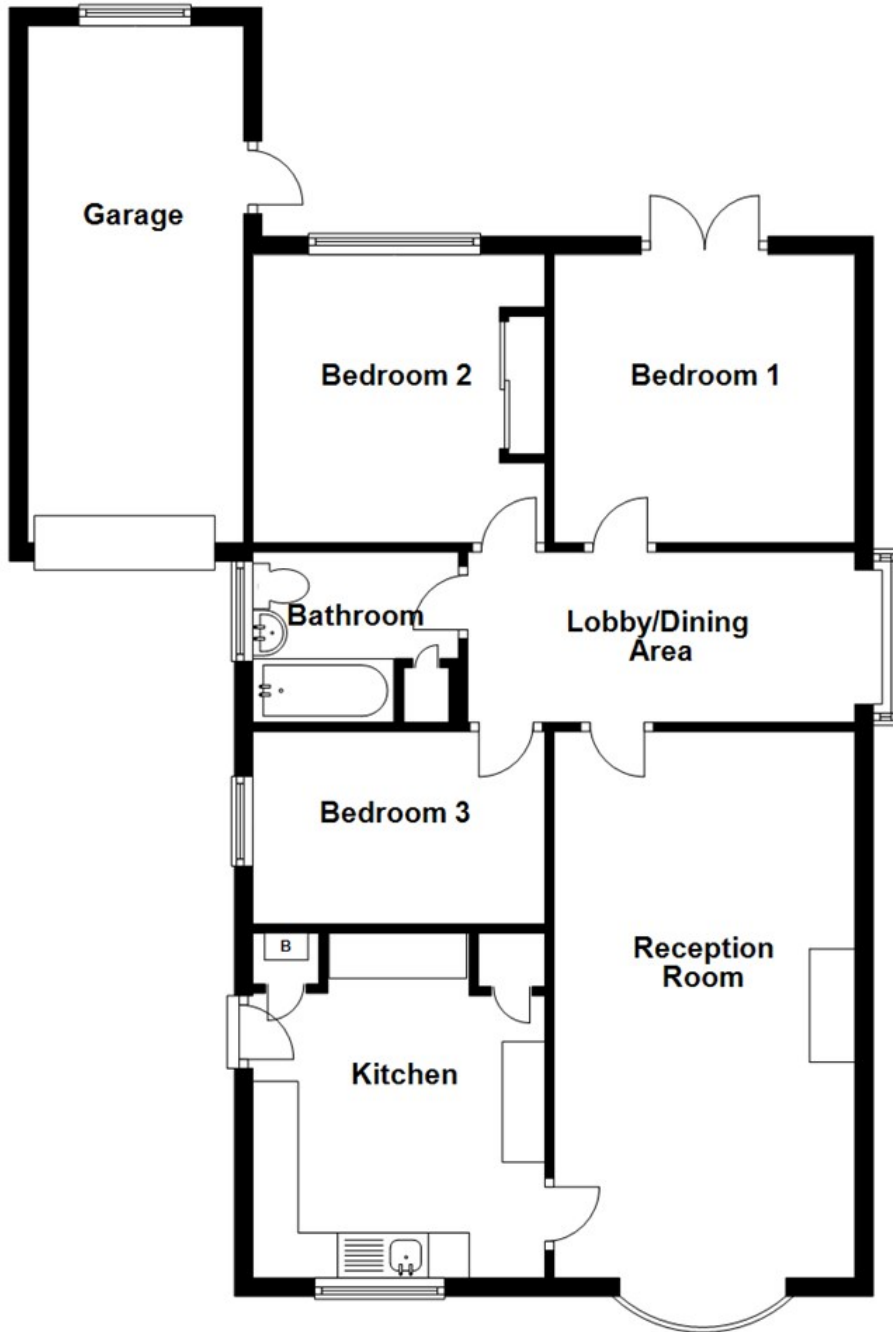
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 89.4 sq. metres (961.9 sq. feet)



Total area: approx. 89.4 sq. metres (961.9 sq. feet)

# Directions

From our Sutton on Sea office head South on the A52 to Sutton on Sea. After you pass through the High Street in Sutton on Sea turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right. Continue down the road straight to the bottom then turn right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

