



CHOICE PROPERTIES

Estate Agents

18 Queens Road,
Sutton-On-Sea, LN12 2HT

Reduced To £189,950



It is a pleasure for Choice Properties to bring to the market this spacious end of terrace house offered with no onward chain, featuring three double bedrooms and a generously sized layout spread across three floors, in addition to a garage and driveway; which is a rarity on Queens Road. The impressive house is situated in a convenient location only moments from the local amenities and the beach, so early viewing is advised to appreciate the size and scale of this fantastic property.

The generously proportioned and well presented accommodation comprises:

Entrance Hall

14'9" x 4'11"

Featuring a cupboard housing the consumer unit and stairs leading to the first floor. Doors leading to:

Reception Room

11'10" x 10'5"

Benefiting from a bay window to front aspect and fitted with a tiled fireplace hearth with a wooden mantle, TV aerial and telephone point.

Dining Room

11'6" x 10'5"

Providing ample space for a dining table and featuring a TV aerial, double opening doors to the Reception Room and an airing cupboard (measuring 3'01" x 3'01") housing the wall mounted 'Worcester' combination boiler; supply both the central heating and hot water systems.

Kitchen

10'2" x 5'9"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with a stainless steel extractor hood over, space for an undercounter fridge/freezer and plumbing for a washing machine, tiling to the walls, double aspect windows, door to the conservatory and opening to the dining room.

Conservatory

10'2" x 9'8"

Double aspect windows and double opening 'French' doors to rear aspect into the garden.

WC

5'2" x 4'0"

Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps, part tiling to the walls, an extractor fan, cladded ceiling and a shaver point.

Landing

7'2" x 5'5"

With a cladded ceiling and doors to:

Bedroom 1

11'9" x 10'0"

Spacious double bedroom.

Bedroom 2

12'0" x 10'0"

Double bedroom with a telephone point.

Bathroom

8'9" x 5'5"

Fitted with a four piece suite comprising a cladded bath tub with single hot and cold taps, a shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, cladded ceiling, inset spot lighting and part tiling to the walls.

Bedroom 3

11'11" x 15'9"

Spacious double bedroom with two access hatches to eaves storage, two 'Velux' style windows, a TV aerial, inset spot lighting and access to the loft. Sliding door to:

En-suite Shower Room

4'4" x 5'2"

Fitted with a three piece suite comprising a tiled shower cubicle with an electric '856 Gainsborough' shower over, wall mounted hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls and shelving for storage.

Driveway

Providing off street parking.

Garage

20'01" x 9'04"

Detached garage with an electric roller door, power and lighting and a side window and door.

Garden

To the rear of the property you will find an easy to maintain and privately enclosed garden which is partly decked and partly laid with single with timber fencing to the boundaries. The garden also features an array of plants and shrubs such as the beautiful rose bushes that are prominent in the rear garden.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.

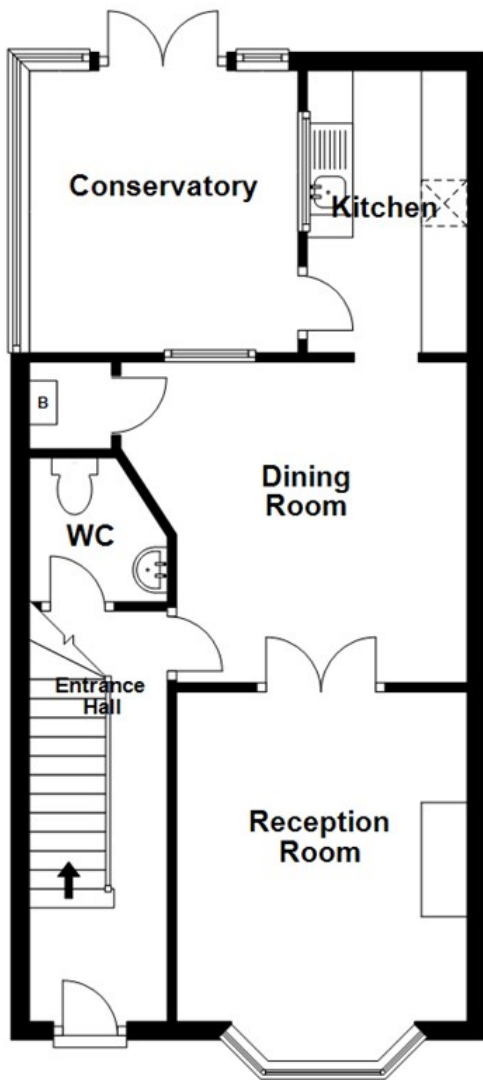






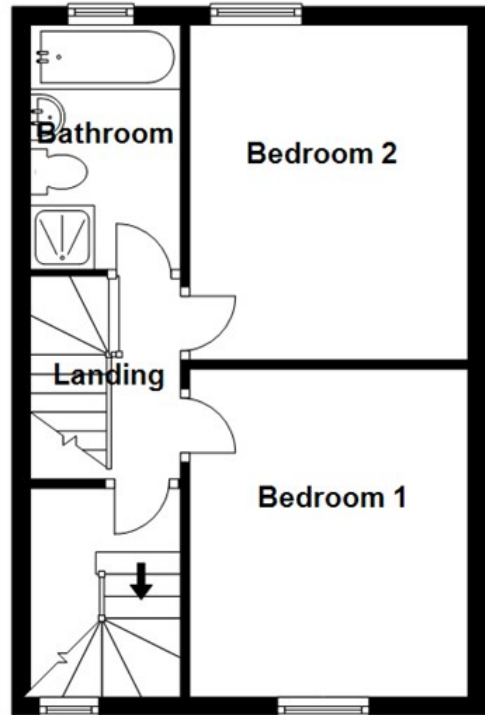
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



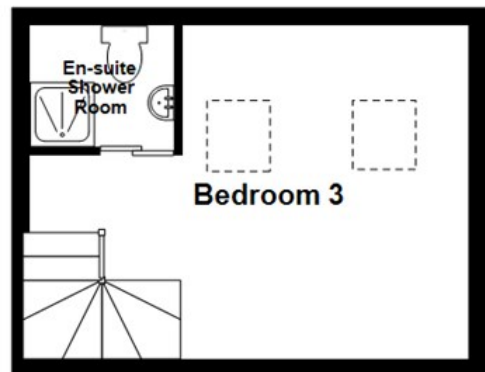
First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.6 sq. feet)



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

Directions

From our Sutton On Sea office turn right along the High Street. Turn left at the mini roundabout onto Station Road and Queens Road is the third turn on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-60) D			57
(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	

