



CHOICE PROPERTIES

Estate Agents

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

Reduced To £169,950



Choice Properties are delighted to offer for sale this spacious detached two bedroom bungalow situated in a quiet residential spot only a short walk from the local amenities and the 'Blue Flag' award winning beaches. Offered with no onward chain this fantastic property provides the new owner with an ideal opportunity to add their own stamp to the property, so early viewing is advised to avoid missing out!

The well laid out accommodation comprises:

Entrance Porch

5'4" x 2'9"

With tiled flooring and an internal door leading to the:

Hallway

Providing loft access which is part boarded and has been re-insulated recently, a storage cupboard (measuring 2'02" x 2'04") with shelving, the wall mounted 'Remeha' thermostat and doors leading to:

Reception Room

15'02" extending to 17'9" x 11'3"

Benefiting from a bow window to front aspect and additionally fitted with an electric feature fireplace on a tiled hearth, a TV aerial and telephone point.

Kitchen

9'4" x 8'6"

L-shaped kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, spaces for a freestanding cooker, fridge and freezer and plumbing for a washing machine, part tiling to the walls.

Bedroom 1

12'2" x 11'7"

Spacious double bedroom.

Bedroom 2

10'6" x 8'10"

Double bedroom.

Bathroom

6'8" x 5'6"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Redring Active 320s' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls.

Driveway

Providing off road parking.

Garage

15'5" x 8'6"

With an up and over door, power and lighting and the garage also houses the consumer unit and newly fitted (Oct 2024) wall mounted combination boiler; supplying both the central heating and hot water system.

Garden

The property is fronted by a low level fence enclosing a garden laid to lawn with an array of well maintained plants and shrubs to the front boundary. To the rear of the property you will find a privately enclosed garden, again laid to lawn, with timber fencing to the boundaries and a variety of plants and shrubs.

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, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

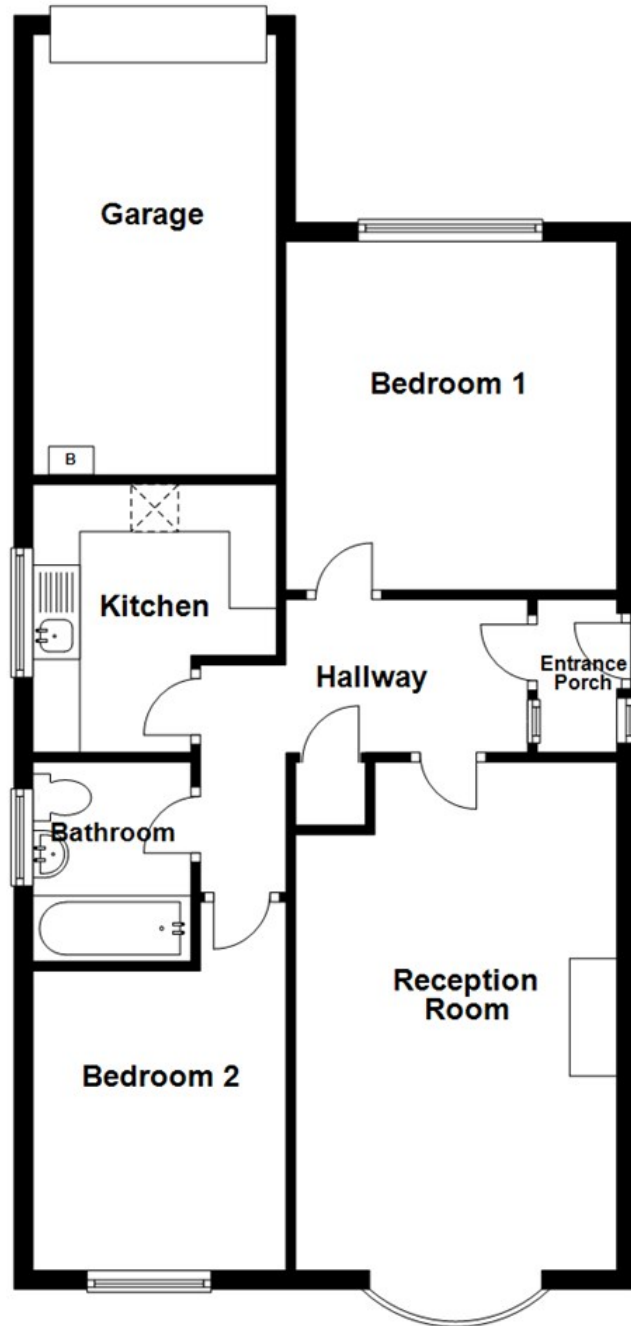
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Approx. 73.8 sq. metres (794.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 sq. feet)

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.

