



CHOICE PROPERTIES

Estate Agents

26 Hillside Avenue,
Sutton-On-Sea, LN12 2JH

Price £375,000



Choice Properties are delighted to present this superb three bedroom detached bungalow, situated in a fantastic position just a short walk away from the beach and local amenities. This impressive property offers generously proportioned rooms throughout, well maintained, privately enclosed gardens and solar panels which are owned outright. We highly recommend viewing at your earliest convenience.

This abundantly light and bright accommodation comprises:

Entrance Hall

Front uPVC entrance door. Loft access. Wall mounted thermostat controls. Telephone point. cloakroom and storage cupboard.

Reception Room

24'4" x 15'11"

Light and airy, generously sized reception room benefitted from large picture window to the front aspect. Electric fireplace set in feature surround. TV aerial point. Telephone point. Door to:

Garden Room

19'0" x 11'8"

Tiled flooring. Double sliding doors leading out to garden. Wall mounted consumer unit.

Kitchen/Diner

10'11" x 19'7"

Fitted with a range of wall and base units with work surfaces over. One and a half bowl resin sink unit and drainer with mixer tap. Integral five ring gas hob with extractor fan over. Integral eye-level cooker and microwave. Plumbing for a washing machine. Part tiling to the walls. Under counter lighting. Spot lighting. Space for dining table and chairs.

Utility

11'9" x 5'4"

Fitted with wall and base units with work surfaces over. Space for freestanding fridge/freezer. Door to garden.

Bedroom 1

13'10" x 12'3"

Spacious double bedroom. Built in wardrobes and bridging unit.

Bedroom 2

9'11" x 12'3"

Spacious double bedroom.

Bedroom 3

11'11" x 6'11"

Spacious double bedroom.

Study/Dining Room

10'6" x 13'11"

Spacious room currently used as a study but could also be used as a fourth double bedroom or dining room.

Bathroom

7'10" x 10'0"

Fitted with three piece bathroom suite comprising dual flush wc, hand wash basin set in vanity unit and panelled bath with mains fed shower over. Tiled walls and flooring.

Shower Room

8'6" x 2'10"

Fitted with three piece bathroom suite comprising pedestal wash hand basin, wc, and shower enclosure with shower over. Tiled walls and flooring.

Driveway

Providing off street parking for several vehicles.

Garage

17'0" x 10'10"

With up and over door. Power and lighting.

Garden

The property is fronted by a large gravelled driveway with a brick wall to the front. This can be accessed through double gates and provides parking for multiple vehicles and motor homes. The front garden also contains a range of architectural plants and shrubs. To the rear and side aspect of the property is a privately enclosed garden which can be accessed through the property or through timber gates to either side of the property. The well maintained garden is laid mostly to lawn but also features a paved patio area. The garden also extends around the property, where it is laid to gravel for ease of maintenance. There is a large timber shed and a concrete base ready for a greenhouse. Hedging 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 C.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

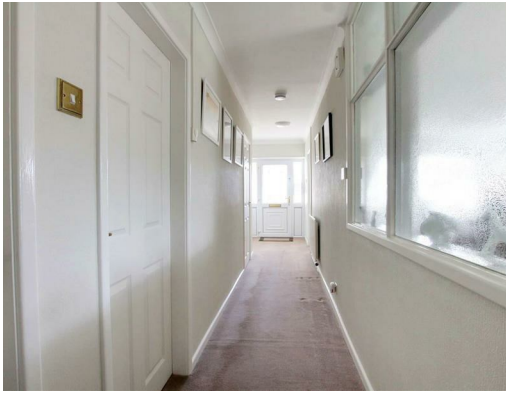
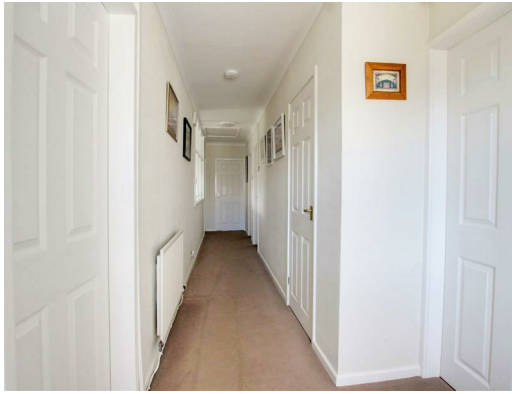
Opening Hours

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. 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.

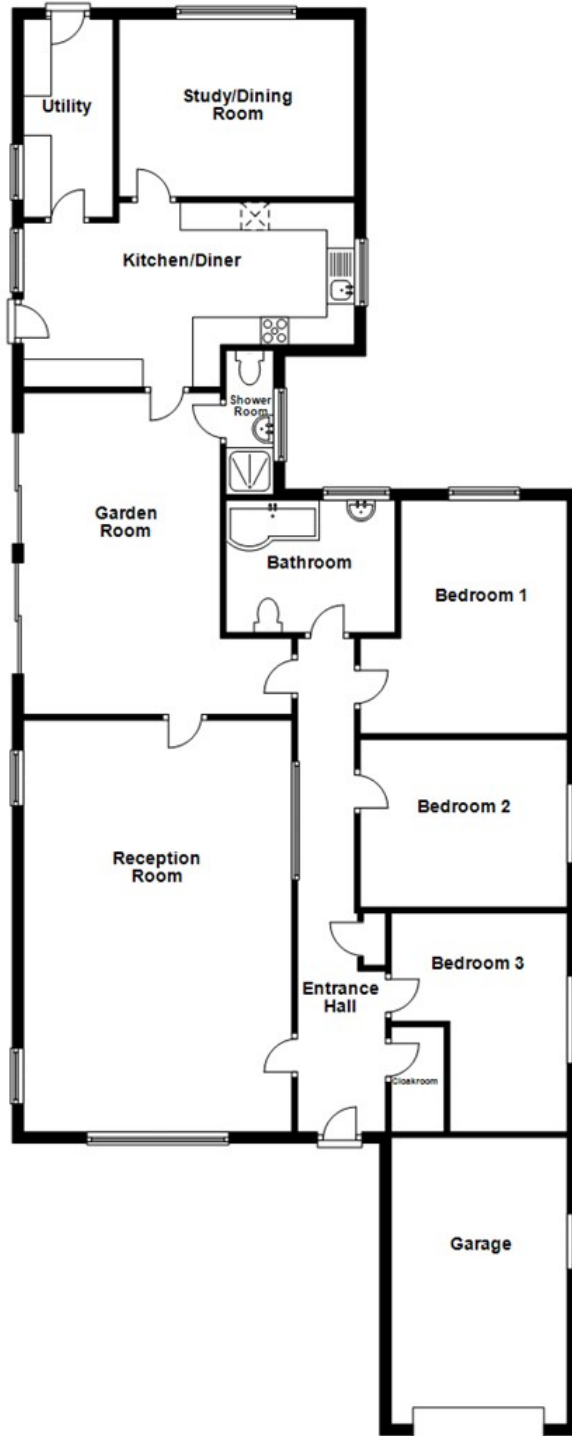
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

As you leave our Sutton on Sea office head towards the Sea Front, then take your 1st first right onto York Road. Continue along this road and then take your second right-hand turning into Hillside Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D		64	68
(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	

