



# CHOICE PROPERTIES

*Estate Agents*

4 Moreland Avenue,  
Sutton-On-Sea, LN12 2HL

Reduced To £224,950



Choice Properties are pleased to offer for sale this well presented and most spacious four bedroom semi detached house. The property is situated in a pleasant residential position close to the High Street, beach and local amenities.

The property has the added advantage of Gas Fired Central Heating and UPVC Double Glazing. The spacious well laid out internal accommodation consists of:

### **Covered Entrance Porch**

With front entrance door to:

### **Lounge**

16'6" x 11'11"

Extending to 14'7" in to the bay window. Feature limestone fireplace with electric burner style fire. 3 Radiators. Laminate flooring. Telephone point. Wall & centre lighting. T.V. aerial point.

### **Inner Hall**

10'7" x 5'6"

Measurement includes the staircase. Staircase to first floor landing. Radiator. Programmer and room thermostat control for the central heating system.

### **Sitting Room**

10'7" x 10'11"

Feature fireplace with multi fuel stove. Radiator. Laminate flooring.

### **Kitchen**

14'4" x 10'0"

Fitted wall and base units with work surfaces over. One and half bowl sink unit and drainer with mixer tap. Part tiled walls. 5 Ring gas hob with filter hood over. Electric oven. Integral fridge. Tiled floor. Radiator. UPVC door to rear garden.

### **Utility Room**

4'8" x 10'0"

Plumbing for washing machine. 'Worcester 28i Junior' gas fired boiler which supplies the central heating and hot water.

### **Shower Room**

3'3" x 10'0"

Consisting of shower cubicle with mains mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Part tiled walls. Tiled floors. Radiator.

### **Landing**

10'6" x 5'3"

'L' shaped. Radiator. Loft access.

### **Bedroom 1**

12'0" x 9'3"

Radiator. Telephone point.

### **Bedroom 2**

10'6" x 10'11"

Measurements to widest points. Radiator.

### **Bedroom 3**

12'0" x 6'11"

Radiator.

### **Bedroom 4**

11'9" x 6'8"

Radiator. Telephone point.

## **Bathroom**

5'6" x 10'0"

Consisting of panelled bath, w.c. with dual push button flush, pedestal wash hand basin and shower cubicle with mains mixer shower. Tiled floor. Radiator. Built in storage cupboard.

## **Driveway**

## **Gardens**

To the front of the property is a small garden area that is fronted by a low level brick wall and has been gravelled for ease of maintenance. At the end of the driveway a timber gate opens on to the rear garden. This has a variety of trees, an artificial lawn and path that leads to the large timber decking area. External lighting. External power point. Cold water tap.

## **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](http://www.e-lindsey.gov.uk)

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

## **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 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.

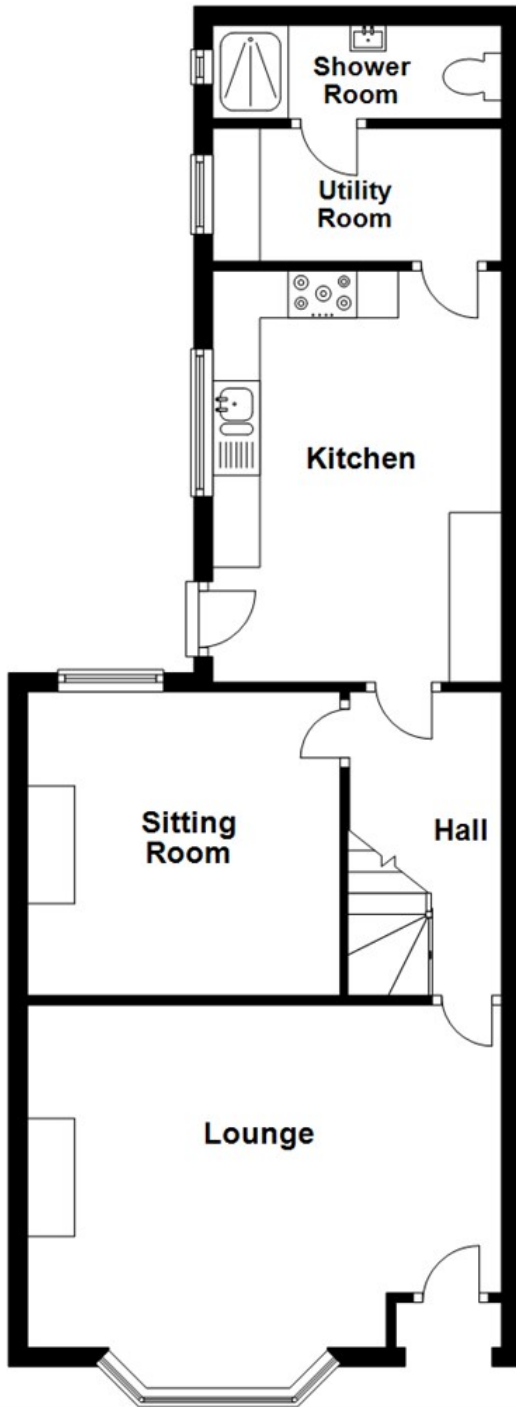
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

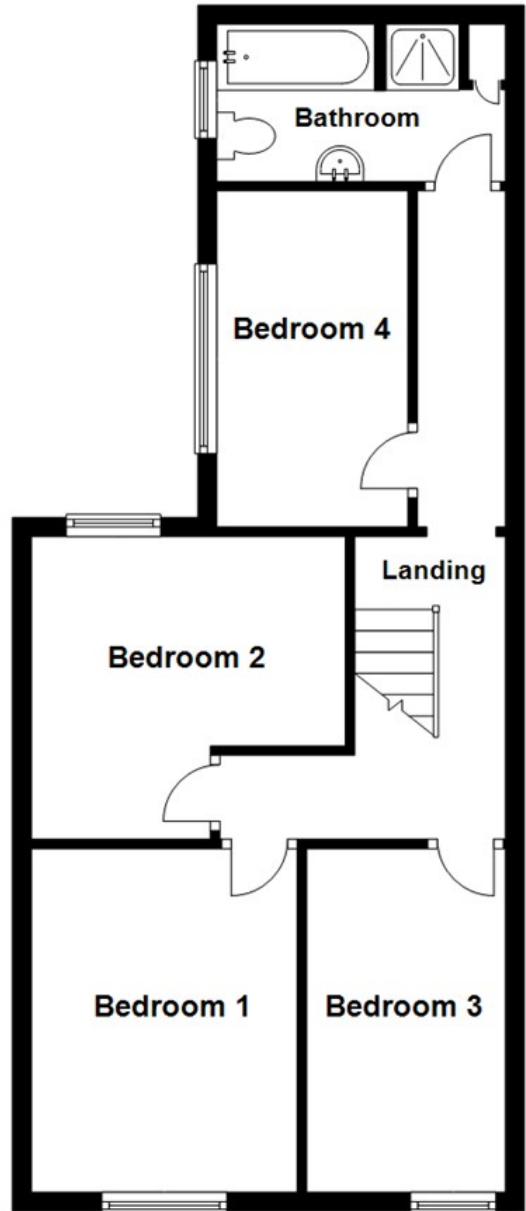




### Ground Floor



### First Floor



# Directions

From our office head right, along the High Street to the mini roundabout and turn left on to Station Road the immediately left onto Moreland Avenue, number 4 can be found a short distance along on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			64
(55-68) 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 <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	

