



# CHOICE PROPERTIES

*Estate Agents*

6 Dorset Court,  
Sutton-On-Sea, LN12 2TQ

Reduced To £278,000



Choice Properties are delighted to offer for sale this most spacious and well presented three bedroom detached bungalow, located in a quiet residential position in the sought after town of Sutton-on-Sea and only a short walk from the local amenities and beaches.

The well maintained and spacious accomodation comprises:

### **Hall**

8'1" x 19'5"

uPVC front door leading into the entrance hall which provides access to the loft; fitted with lighting, wall mounted alarm controls and doors leading to:

### **Reception Room**

11'8" x 18'10"

Light and airy reception room benefiting from double aspect windows including a bay window to front aspect, ample space for a dining table, an electric feature fireplace with the option of a gas supply if the new owner would like to change this at all, a TV aerial and wall mounted 'Hive' thermostat controls.

### **Kitchen**

9'10" x 9'7"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with 'Zanussi' extractor hood over, single built in 'Beko' electric oven, space for a freestanding fridge/freezer and dishwasher and part tiling to the walls.

### **Utility Room**

6'10" x 5'5"

Providing space for a tumble dryer and plumbing for a washing machine with worktop over, fitted with a range of wall units and a uPVC door to side aspect. The utility room also houses the 'Ravenheat' wall mounted combination boiler; supplying both the central heating and hot water systems.

### **WC**

3'1" x 5'10"

Fitted with a WC with cistern lever and wall mounted hand wash basin with single hot and cold taps and a tiled splashback, extractor fan.

### **Bathroom**

7'8" x 5'10"

Fitted with a four piece suite comprising a panelled bath tub with single hot and cold taps, shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiled walls and a 'Manrose' extractor fan.

### **Bedroom 1**

13'0" x 10'10"

Spacious double bedroom with a TV aerial, telephone point, picture window to rear aspect and a built in double wardrobe with railing (measuring 8'08" x 2'01").

### **Bedroom 2**

8'5" x 10'11"

Double bedroom with a built in double wardrobe (measuring 8'05" x 2'00"), a picture window to rear aspect and a TV aerial.

### **Bedroom 3**

7'10" x 11'6"

Double bedroom with a TV aerial and picture window to rear aspect.

### **Driveway**

To the front of property you will find a tarmac driveway providing off road parking.

## **Garage**

16'1" x 7'11"

With an up and over door and power and lighting.

## **Garden**

The property is fronted by a lawned garden edged by low level timber fencing. To the rear of the property you will find a privately enclosed garden, again laid to lawn with timber fencing to the boundaries. The rear garden additionally features a paved patio area and a useful timber shed.

## **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.

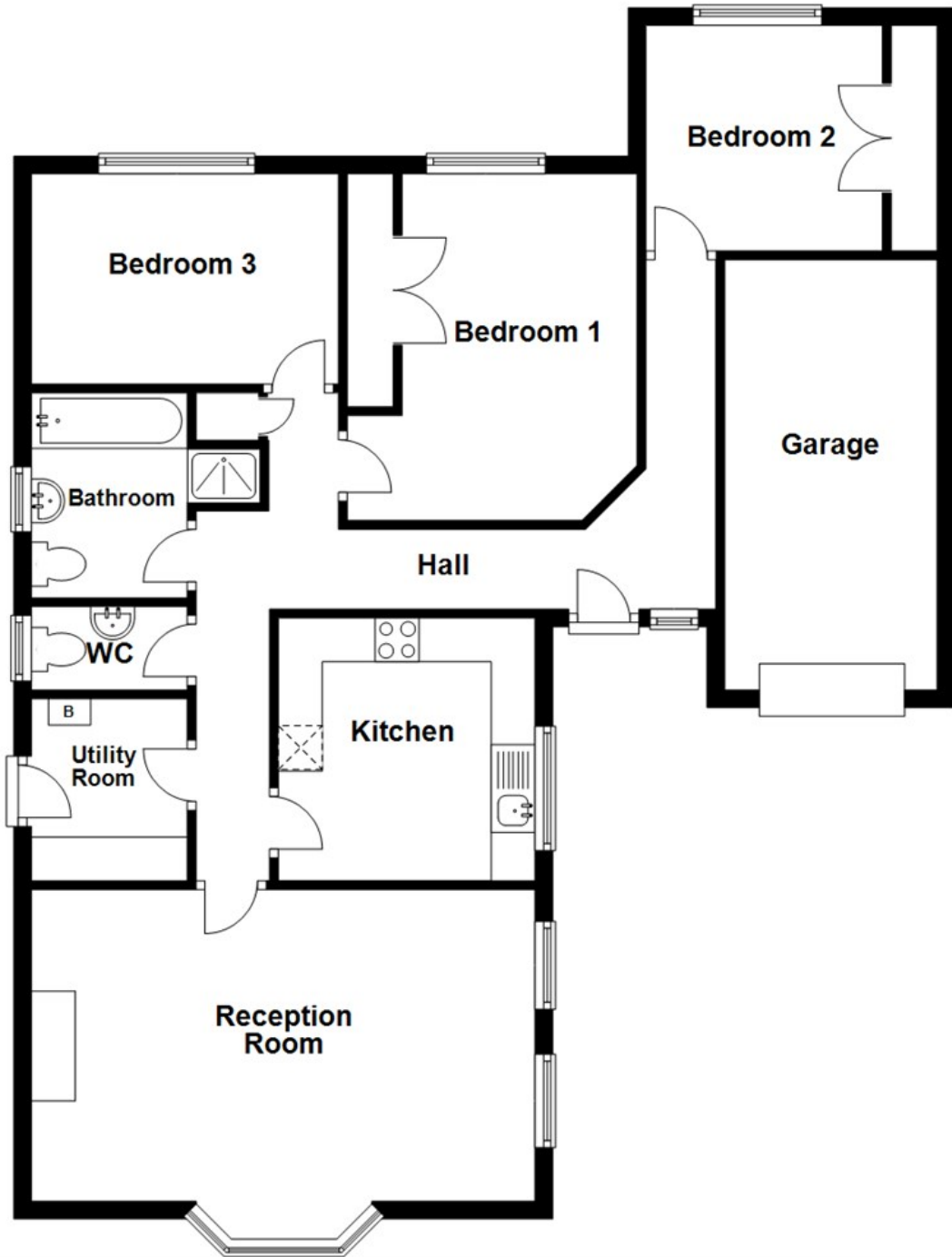
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



# Directions

From our Sutton on Sea office head along the High Street towards the sea front, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way, Dorset Court can be found approximately half way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			67
(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	

