



# CHOICE PROPERTIES

*Estate Agents*

40 Camelot Gardens,  
Sutton-On-Sea, LN12 2HP

Price £199,750



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom detached bungalow, offered with no onward chain and situated in a quiet residential, sought after location only moments from local amenities and the popular 'Blue Flag' award winning golden sandy beaches. Early viewing is recommended.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. The well laid out internal accommodation consists of:-

## **UPVC Entrance Door to:**

### **Entrance Hall**

7'x5'3"

Radiator.

### **Lounge/Diner**

19'9" x 17'4"

'L' Shaped (measurements to widest points) Bow window to front. Room thermostat control. 2 Radiators. 4 Double power points. T.V. aerial point.

### **Kitchen**

13'8" x 7'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Radiator. Single & 4 double power points. Gas cooker point. Cupboard housing gas and electricity meters and fuse box. 'Worcester Greenstar' gas fired boiler which supplies the central heating and domestic hot water.

### **Inner Hallway**

11'2" x 2'10"

Single power point. Loft access. Doors to:

### **Bedroom 1**

12'3" x 9'1"

Radiator. 2 Single power points

### **Bedroom 2**

10' x 9'

Radiator. 2 Single power points

### **Bedroom 3**

9'1" x 8'

Radiator. 2 Single power points. UPVC door to rear garden. TV aerial point.

### **Bathroom**

6'9" x 6'5"

Consisting of w.c. with push button flush, pedestal wash hand basin and panelled bath with mixer shower. Fully tiled walls. Towel radiator. Airing cupboard housing lagged hot water cylinder with immersion heater.

### **Driveway**

The property is block paved to the front creating extra parking space.

### **Outside**

There is gated access to the side of the property leading to the enclosed rear garden. This part paved and part lawned.

### **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](http://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 on 01507 443777.

### **Opening hours**

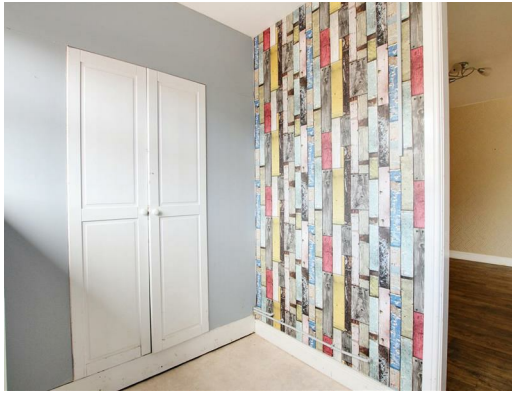
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

### **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.

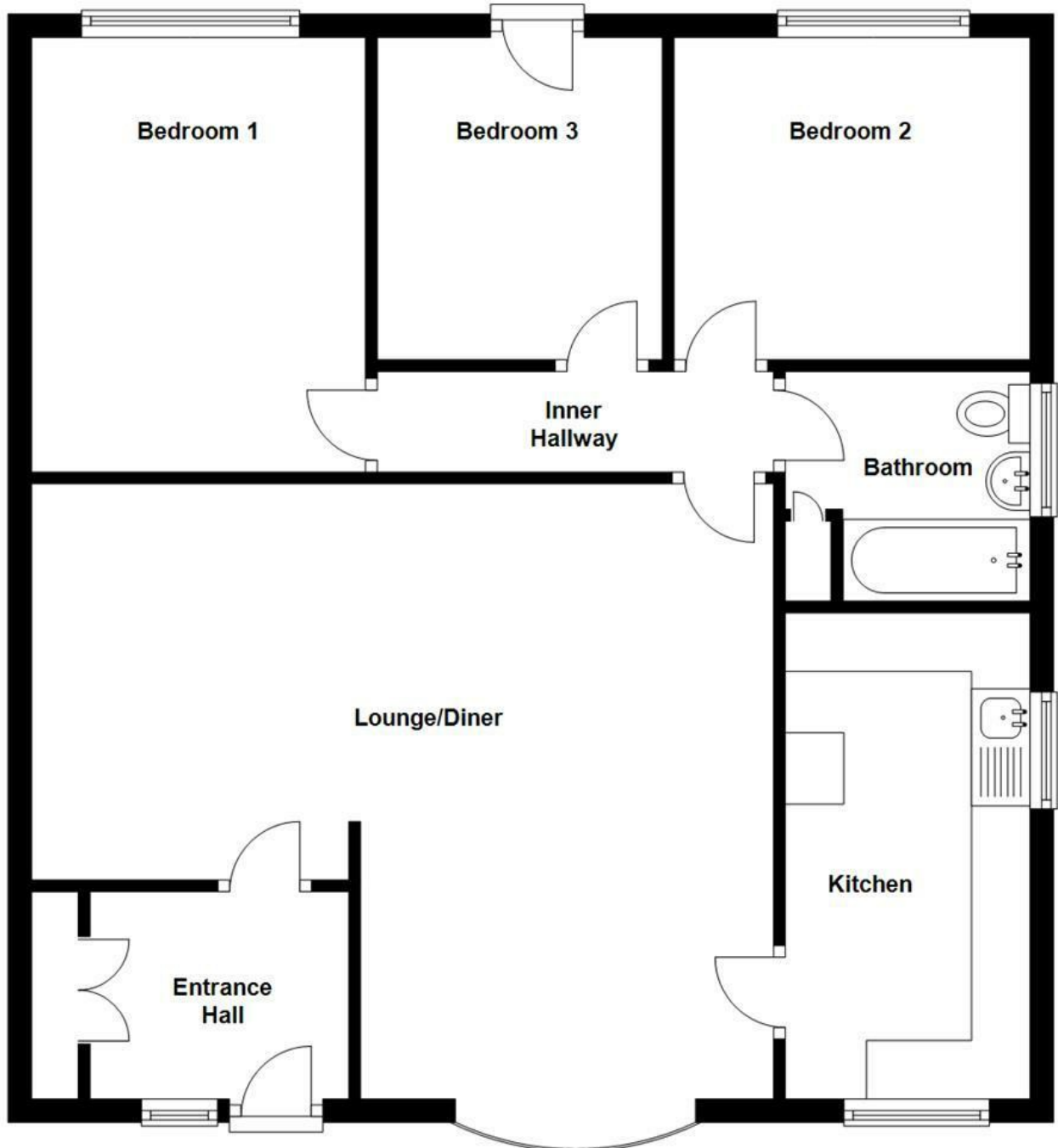
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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







**Rear Garden**





# Directions

From our office turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right.

