



CHOICE PROPERTIES

Estate Agents

64 Station Road,
Sutton-On-Sea, LN12 2HS
Reduced To £171,500



Choice Properties are delighted to offer for sale this superb two bedroom semi-detached bungalow, ideally situated a short walk from both the local amenities and the popular 'Blue Flag' award winning golden sandy beaches. With a private courtyard and an enclosed rear garden, this super property also offers a driveway and garage. This super home is to be sold WITH NO UPPER CHAIN and early viewing is recommended.

With the additional benefit of gas central heating and UPVC double glazing, the well laid out accommodation consists :-

UPVC Entrance Door To :-

Hallway

7'9" x 6'7"

Radiator. Door leading to:

Reception Room

16'8" x 11'3"

Tv aerial point. Telephone point. Radiator. Power points. Door leading to:

Kitchen

9'9" x 8'3"

4 ring electric hob with extractor hood over. 1 1/2 bowl porcelain sink with mixer tap and drainer. Integrated dishwasher. Small larder. Plumbing for washing machine.

Bedroom 1

12'8" x 9'10"

Tv aerial point. Radiator. Power points.

Bedroom 2

9'1" x 9'11"

Radiator. Power points.

Bathroom

6'7" x 5'10"

Bath with electric shower over. Push flush w.c. Pedestal sink. Heated towel rail.

Garage

15'11" x 8'1"

With an up and over door, rear uPVC window, side uPVC door and lighting.

Garden

There is gated access to the side of the property providing access to a private paved courtyard. To the rear of the property there is also gated access to a laid to lawn privately enclosed garden.

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 A. Amount payable 2023/24 - £1413.35

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

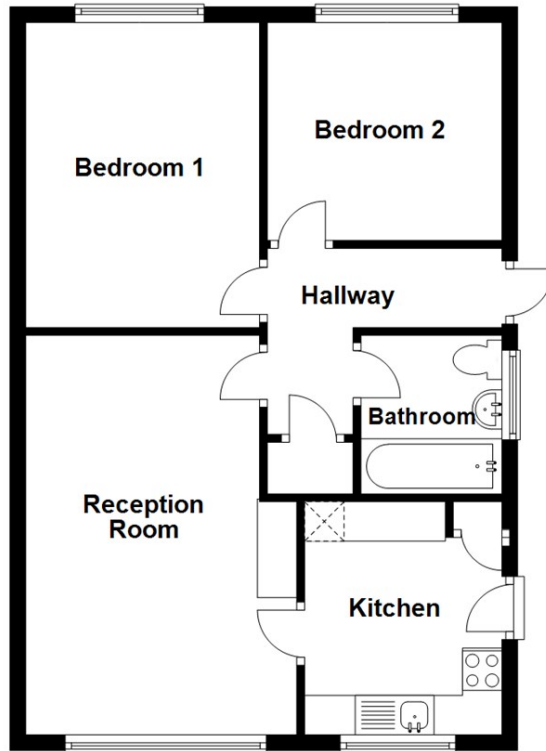
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





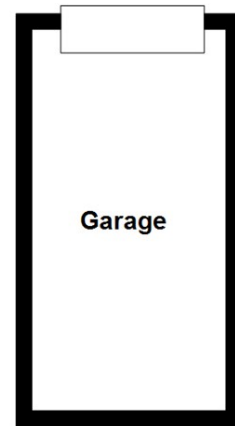
Ground Floor

Approx. 55.0 sq. metres (592.5 sq. feet)



Garage

Approx. 11.9 sq. metres (128.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

Directions

From our Sutton on Sea office turn right and then and the mini-roundabout take the first exit to your left. The property can be found on your right hand side a short way along and the driveway can be accessed via Balmoral Close just off Sandringham Drive.

