



# CHOICE PROPERTIES

*Estate Agents*

34 Lewis Avenue,

Sutton-On-Sea, LN12 2JS

Reduced To £225,000



It is a pleasure for Choice Properties to bring to the market this well maintained two bedroom detached bungalow with the addition of a sizeable conservatory, sitting on a generously sized corner plot in the corner of a quiet cul-de-sac position on Lewis Avenue. Only moments from the 'Blue Flag' award winning beaches and a short distance from the local amenities, this fantastic bungalow is further offered with no onward chain, and so early viewing is advised.

The generously proportioned and light and bright accommodation comprises:

### **Hall**

uPVC front door leading into the 'L' shaped hallway; which features a built in storage cupboard (measuring 1'11" x 2'05") with power, access to the loft and the wall mounted thermostat.

### **Kitchen**

9'6" x 8'8"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for either a freestanding gas or electric cooker with an extractor hood over, space for a freestanding under-counter fridge, part tiling to the walls and a rear uPVC door to the garden.

### **Reception Room**

16'3" x 11'0"

Light and airy reception room with a bow window to front aspect, electric feature fireplace set in a marble effect surround with a wooden mantle, TV aerial, telephone point and double opening 'French' doors to the:

### **Conservatory**

22'6" x 7'7"

Sizeable conservatory with a polycarbonate roof, radiator, triple aspect windows, TV aerial, two wall lights and double opening 'French' doors to the garden.

### **Bedroom 1**

12'10" x 11'0"

Spacious double bedroom with two built in double wardrobes and built in storage above the bed. Bedroom 1 is also fitted with a TV aerial.

### **Bedroom 2**

7'8" x 8'8"

Featuring a cupboard housing the wall mounted consumer unit.

### **Bathroom**

8'6" x 4'11"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled walls and a shaver point.

### **Driveway**

Providing off street parking.

### **Garage**

17'0" x 8'3"

With an electric roller door, side door, power and lighting and the garage is fitted with wall units and space for a tumble dryer and plumbing for a washing machine with worktop over. The garage also houses the wall mounted 'Ideal' combination boiler; supplying the central heating and hot water systems.

### **Garden**

The property boasts an expansive corner plot garden paved and laid with shingle for ease of maintenance with timber fencing to the boundaries. The garden also features a useful timber shed and an outside tap as well as an array of trees and shrubbery around the entire course of the garden.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 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 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 B.

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.

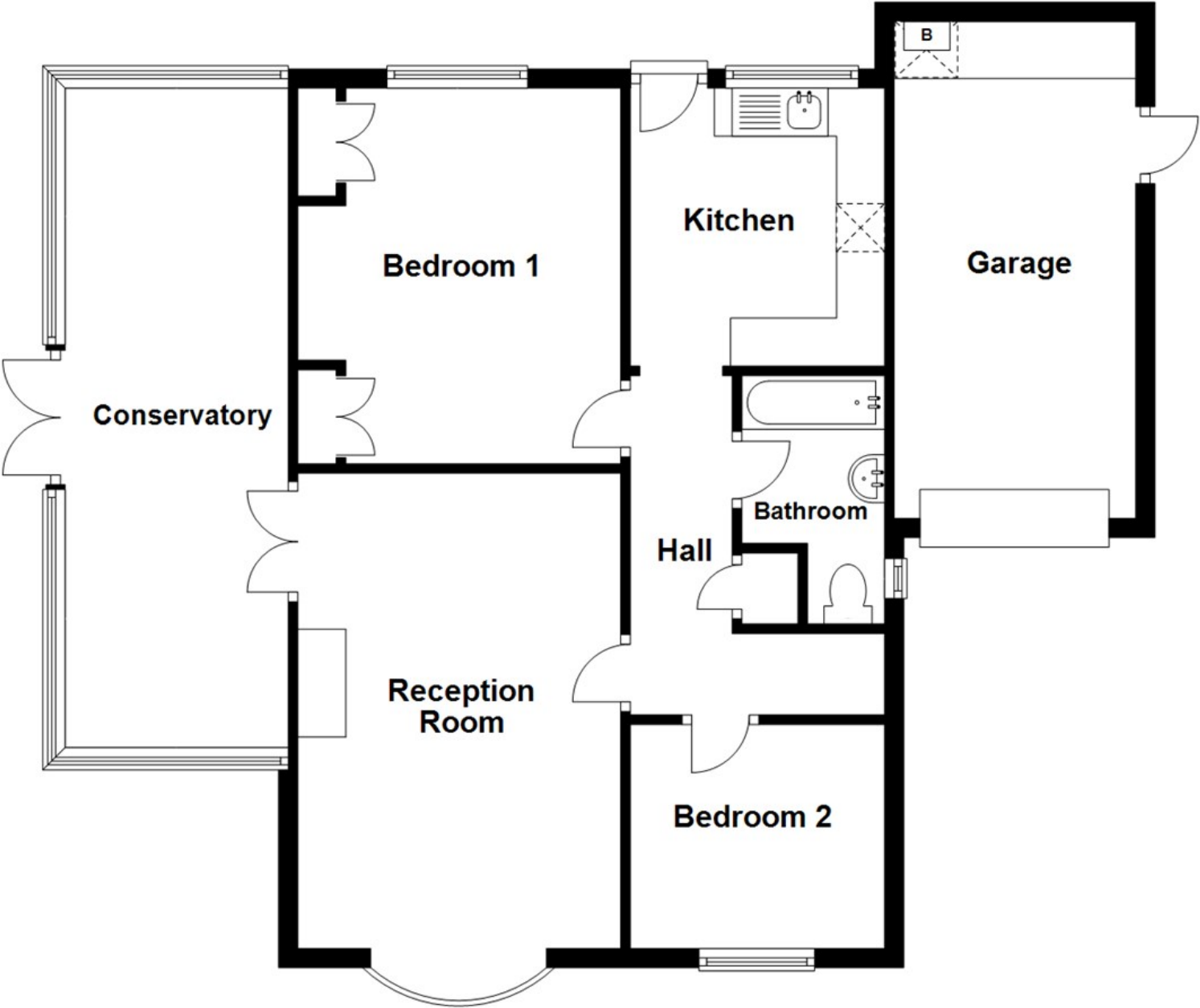








**Ground Floor**



# Directions

From our Sutton on Sea office head left 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 third right onto Lewis Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			65
(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	

