



CHOICE PROPERTIES

Estate Agents

6 Honeysuckle Close,
Sutton-On-Sea, LN12 2ST

Reduced To £250,000



Choice Properties are delighted to bring to the market this most spacious and well maintained two/three bedroom detached bungalow. Situated only a short distance from both the local amenities and the 'Blue Flag' award winning golden sandy beaches at Sutton-on-Sea, this fantastic property offered a generously proportioned internal accommodation, privately enclosed garden, detached garage is also offered with no onward chain, so early viewing is certainly advised.

The abundantly light and bright accommodation features mains gas central heating, double glazed uPVC windows throughout and comprises:

Entrance Porch

1'7" x 3'5"

Front door leading into the entrance porch. Door to the hallway.

Hall

16'4" x 3'5"

'L' shaped hallway featuring a built in airing cupboard (measuring 3'10" x 3'08") housing the hot water cylinder, loft access, wall mounted 'British Gas' thermostat and doors leading to:

Kitchen

12'1" x 10'0"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Cooke & Lewis' induction hob with extractor hood over, double electric 'Beko' oven, plumbing for a washing machine, space for a freestanding under-counter fridge, part tiling to the walls, TV aerial and the kitchen also houses the wall mounted 'Glow worm Flexicom HX' condensing boiler.

Reception Room

15'3" x 12'3"

Light and airy reception room benefiting from a bow window to front aspect and featuring an electric feature fireplace set on a tiled hearth with a bricked surround, two TV aerials and a wall light.

WC

3'2" x 10'0"

Fitted with a WC with cistern lever, hand wash basin with single hot and cold taps and part tiling to the walls.

Bedroom 1

12'11" x 10'0"

Spacious double bedroom with a TV aerial.

Bedroom 2

11'8" x 8'9"

Spacious double bedroom.

Bedroom 3/ Dining Room

8'7" x 6'11"

Flexible space that could provide another single bedroom or be alternatively used as a dining room with space for a dining table and double opening 'French' doors to the garden.

Shower Room

7'2" x 5'9"

Fitted with a three piece suite comprising a large walk in shower cubicle with a 'Mira Advance Flex' electric shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarding to the walls, inset spot lighting and an extractor fan.

Driveway

Extensive driveway providing off road parking for numerous vehicles.

Garage

25'01" x 9'08"

With an electric roller door, power and lighting, side door and side window.

Garden

To the rear of the property you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden further features a paved patio area, useful timber shed and an array of hedging and shrubbery.

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 B.

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.

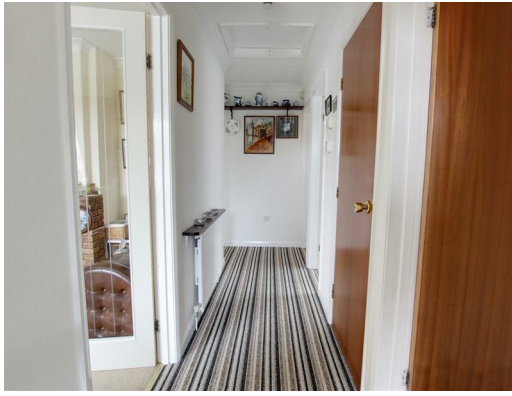
Saturday 9.00 a.m. to 3.00 p.m.

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.

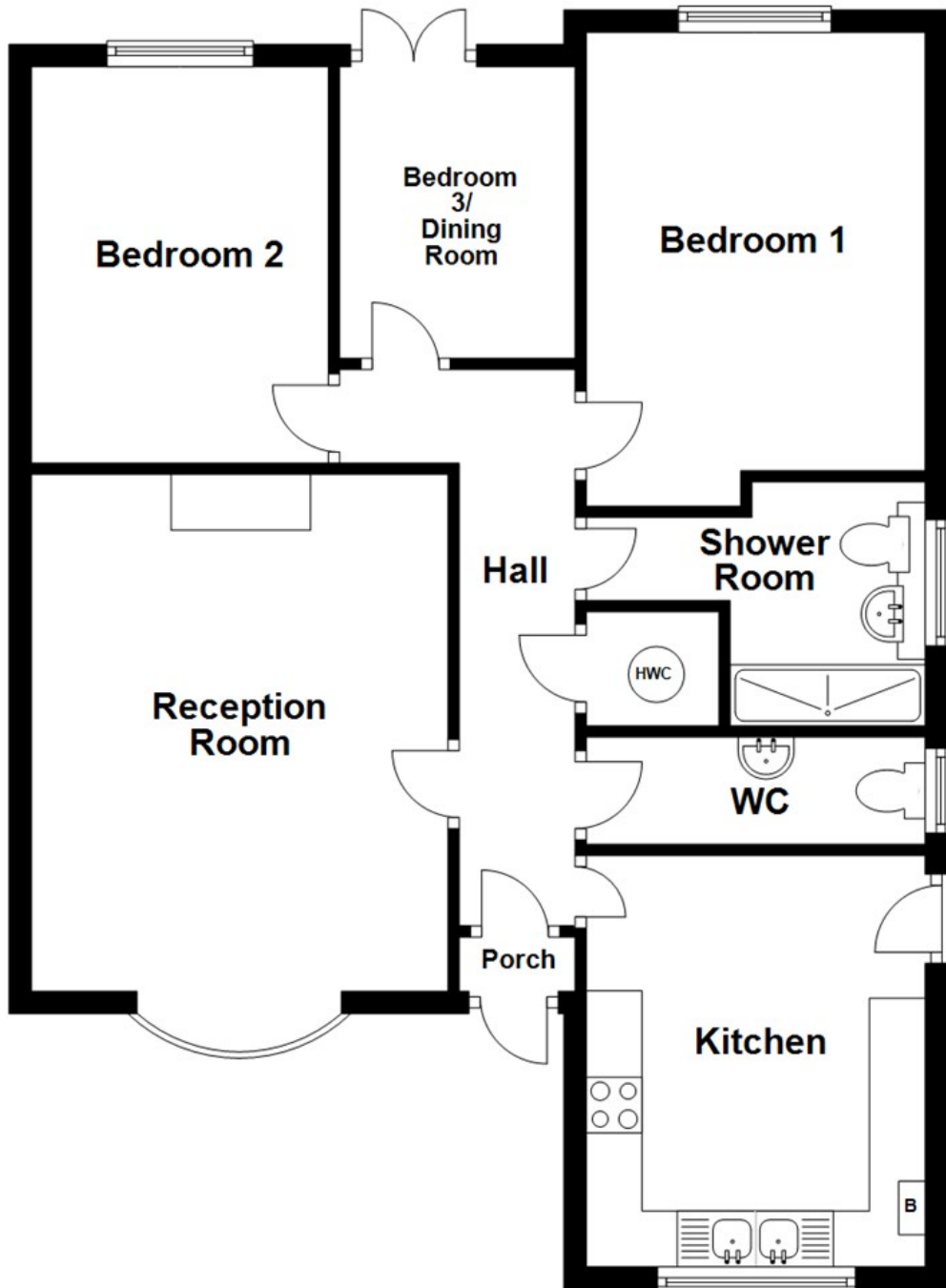
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 mini roundabout and carry on straight across the roundabout onto Alford Road. Take your second turning on your left onto Honeysuckle Close, and follow this road round until you see number 6 which can be found on your left-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

