



CHOICE PROPERTIES

Estate Agents

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

Reduced To £249,950



Choice Properties are delighted to bring to the market this most spacious two bedroom detached bungalow situated in a quiet residential position only moments from the local amenities and golden sandy beaches of Sutton on Sea. Early viewing is advised to appreciate the size and high quality finish of the property on offer.

The abundantly light and bright accommodation benefits from sealed unit double glazing and mains gas central heating system and comprises:

Entrance Hall

2'08" x 6'09"

Front composite entrance door leading into the entrance hall, featuring a storage cupboard and a door to:

Reception Room

19'03" x 9'08"

Light and airy reception room benefiting from an angled bay window to front aspect and featuring a fireplace set on an marble effect surround, a TV aerial and set in an open plan design with the dining area.

Dining Area

8'08" x 8'04"

Providing ample space for a dining table.

Hall

Featuring the wall mounted 'Honeywell' thermostat, storage cupboard, access to the loft; which is boarded with lighting and a pull down ladder and doors leading to:

Kitchen

6'00" x 6'08" extending to 10'09" x 8'04"

Stylish and modern kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction 'Belling' hob with an extractor hood over, double electric 'Belling' oven, integrated dishwasher fridge & freezer, part tiling to the walls and a serving hatch through to the dining area.

Bedroom 1

12'11" x 9'08"

Spacious double bedroom with two double wardrobes with double opening doors.

Bedroom 2

9'06" x 8'06"

Double bedroom.

Shower Room

6'07" x 5'03"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, heated towel rail, tiled walls, 'Saatsaa' heater.

Conservatory

16'04" x 6'06"

With double aspect windows, a polycarbonate roof, uPVC door to the garden, radiator and a door to the garage.

Garage

16'00" x 7'06"

Providing ample space for multiple utilities and featuring power and lighting and an up and over door to front aspect. The garage also houses the wall mounted 'Worcester' combination boiler; which is approximately 7 years old and supplies both the central heating and hot water systems.

Driveway

Providing off road parking.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, which is paved and laid with artificial turf for ease of maintenance. The rear garden additionally benefits from a useful composite 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,

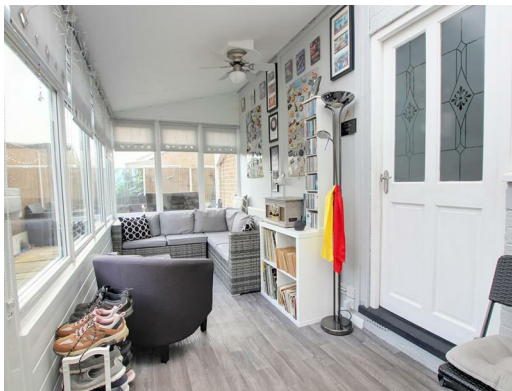
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

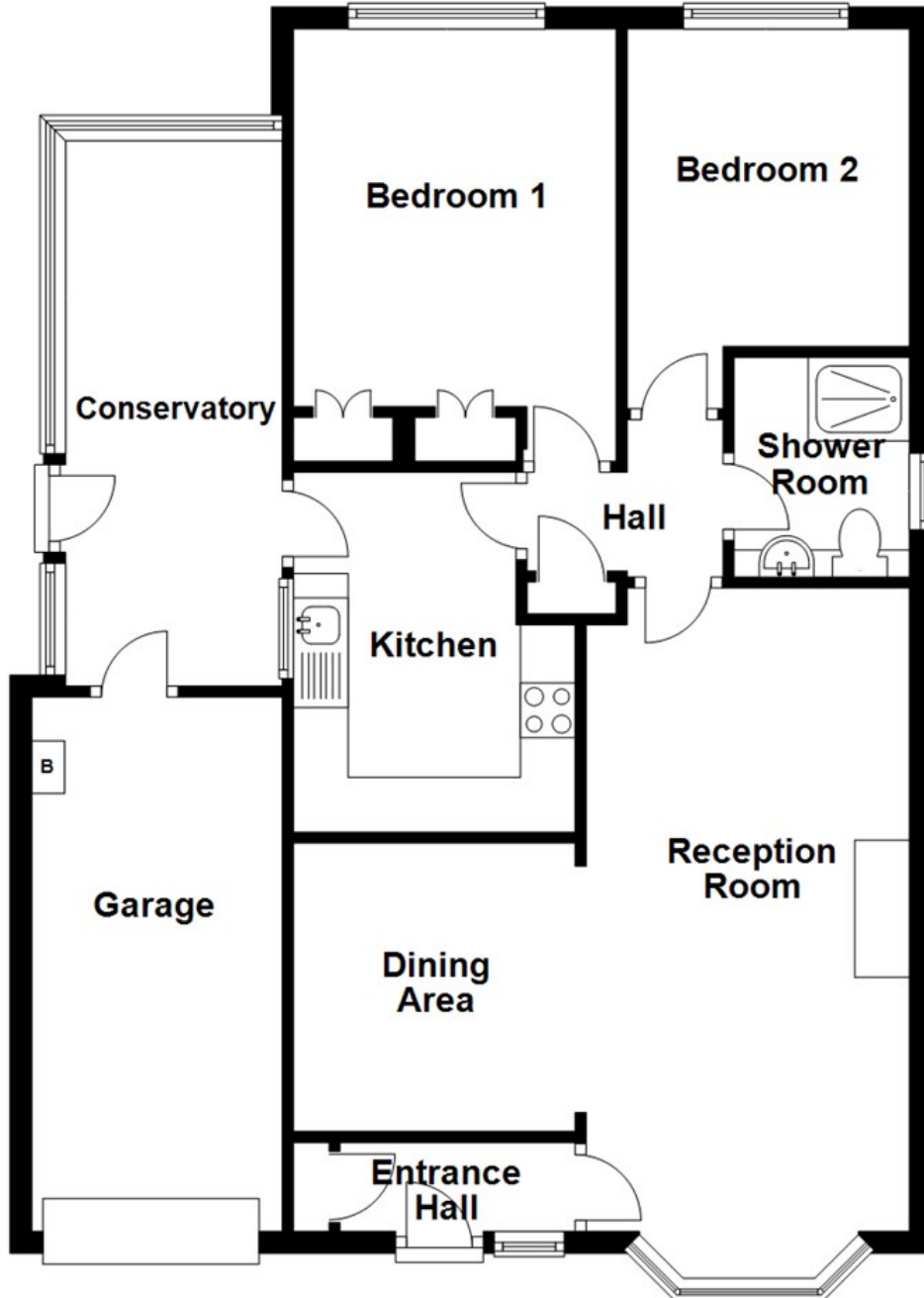
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Approx. 84.2 sq. metres (906.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 sq. feet)

Directions

From our Sutton on Sea office head South on the A52 to Sutton on Sea. After you pass through the High Street in Sutton on Sea turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			62
(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	

