



# CHOICE PROPERTIES

*Estate Agents*

Highclere 22 Park Road,  
Sutton-On-Sea, LN12 2LW

Reduced To £255,000



Choice Properties are delighted to bring to the market this superb two bedroom detached bungalow situated in this quiet residential position and within easy reach of the town centre. Viewing is highly advised.

The well presented accommodation comprises:

### **Front entrance porch**

6'7" x 2'11"

### **Hallway**

14'1" x 2'11"

Room thermostat control for the central heating. Smoke alarm. Loft access. Doors to:

### **Lounge**

12'0" x 11'11"

extending to 14'3" into the bay (approx) bay window. Feature fireplace with electric fire. Wall lighting with dimmer switch. Dado rail. 2 Radiators. Corner storage unit with shelving and spot lighting.

### **Kitchen/Dining Room**

12'7" x 12'2"

Fitted wall and base units with work surfaces over. Integrated electric over with five ring gas hob over. Stainless steel sink unit with mixer tap. Part tiled walls. Feature beamed ceiling. Radiator.

### **Utility**

7'7" x 7'7"

Stainless steel sink unit and drainer. Fitted wall and base units. Part tiled walls. Plumbing for automatic washing machine.

### **Sun Room**

7'7" x 7'10"

Door leading out to the rear garden.

### **Bedroom 1**

12'1" x 12'1"

Extending to 14'5" into the bay (approx) Radiator. Wall & centre lighting.

### **Bedroom 2**

11'11" x 8'11"

Radiator.

### **Bathroom**

7'8" x 5'10"

Consisting of 'P' shaped bath with mixer shower and glass shower screen. Low level wc with button flush. Hand basin set in vanity unit with storage. Towel radiator. Extractor fan. Fully tiled walls Spot lighting. Fitted cupboard housing gas combination boiler which supplies the central heating and hot water.

### **Driveway**

Providing off road parking.

### **Garage**

24'4" x 9'8"

with power and lighting.

### **Garden Room**

Attached to the rear of the garage is a garden room measuring 14'11" x 9'11" (approx) with power and lighting.

## **Garden**

To the front of the property is a well maintained garden fronted by a low brick wall. To the side of the property is gated access leading to the privately enclosed rear garden which has been paved for ease of maintenance.

## **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 C.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening hours**

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

## **Making an offer**

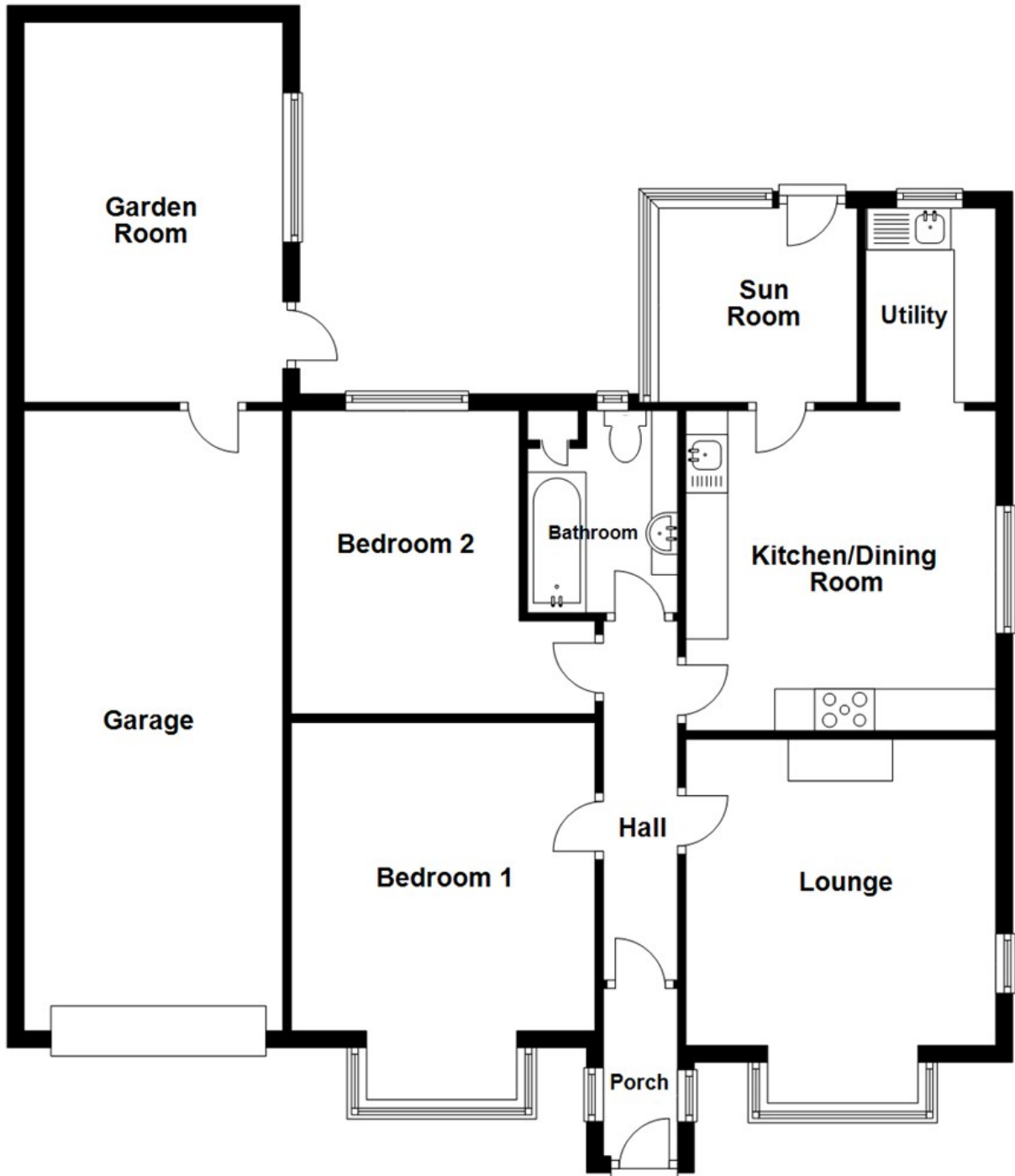
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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 office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road.

