



# CHOICE PROPERTIES

## *Estate Agents*

Churns Sutton Road,  
Huttoft, LN13 9RG

Reduced To £260,000



Choice Properties are delighted to present this impressive two bedroom detached bungalow, situated in the sought after coastal village of Huttoft, just a short drive away from the historic market town of Alford and the popular coastal town of Sutton-on-Sea. The property further benefits from a large sun room to the rear overlooking the attractive, low maintenance garden. Early viewing is advised.

This impressive property benefits from uPVC double glazing and oil fired central heating and internally comprises:

### **Porch**

uPVC front entrance door. Door to:

### **Reception Room/Diner**

22'8" x 12'9"

Light and airy reception room benefitting from large picture window to the front aspect. Sliding doors to the sun room. TV aerial point. Log burner.

### **Kitchen**

11'5" x 8'4"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, four ring induction hob with extractor hood over, integral oven, space for freestanding fridge/freezer. Tiled flooring. Part tiled walls.

### **Utility**

22'8" x 4'9"

Plumbing for a washing machine and dishwasher.

### **Sun Room**

6'9" x 38'9"

With sliding doors out to the rear garden. Oil fired boiler.

### **WC**

### **Hall**

Loft access. Storage cupboard.

### **Bedroom 1**

11'5" x 11'10"

Spacious double bedroom. Integrated wardrobes.

### **Bedroom 2**

10'11" x 8'4"

Spacious double bedroom.

### **Shower Room**

5'3" x 6'2"

Fitted with large walk-in shower, hand wash basin set in vanity unit and dual flush wc. Wall mounted heated towel rail.

### **Garage**

16'10" x 8'4"

With up and over door, power and lighting.

### **Driveway**

Providing off road parking for multiple vehicles.

### **Garden**

To the rear of the garden you will find a privatey enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn but also features an attractive timber decking area. This impressive garden further benefits from a greenhouse and useful timber shed.

### **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 B.

### **Viewing Arrangements**

By appointment through Choice Properties on 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.

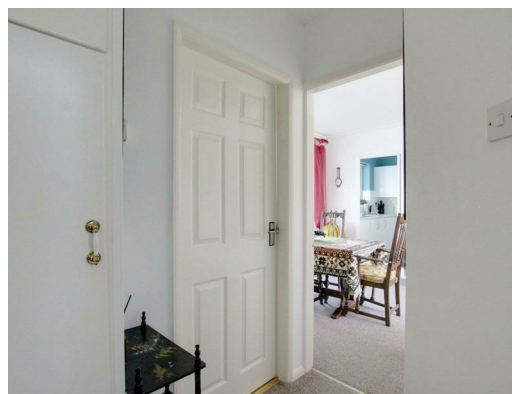
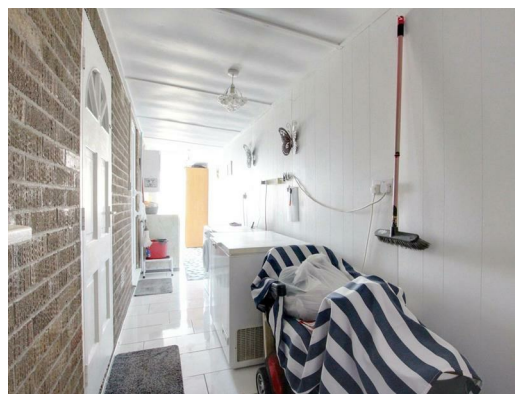
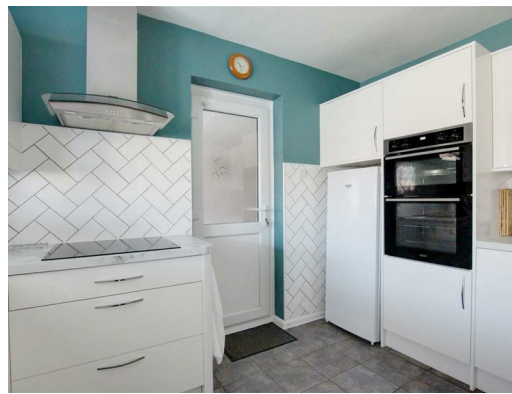
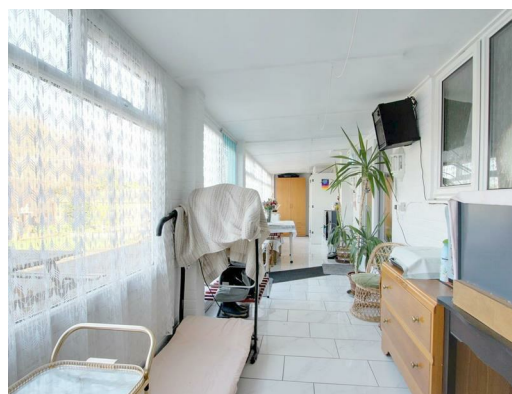
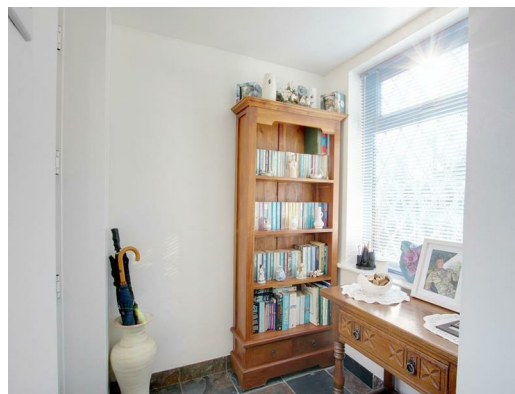
### **Making an Offer**

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.

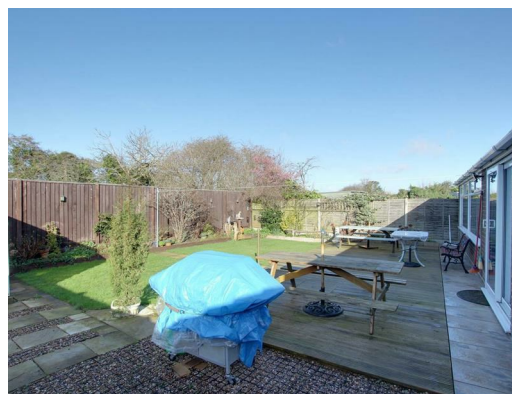
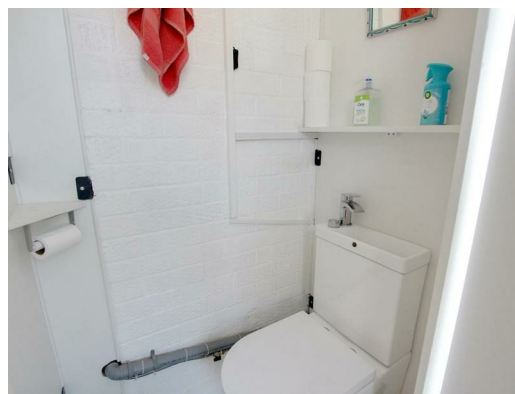
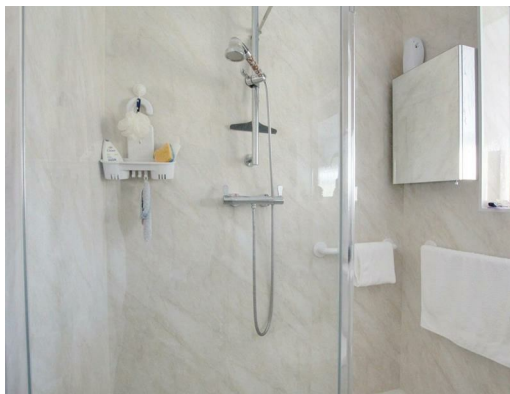
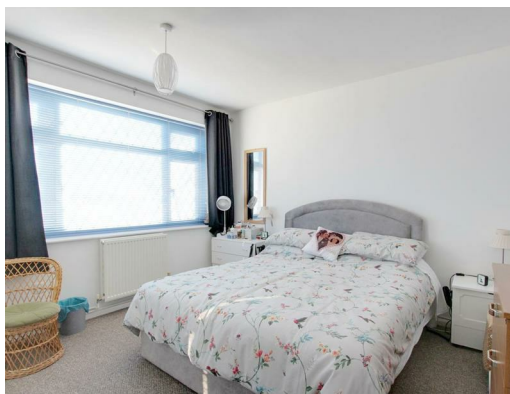
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

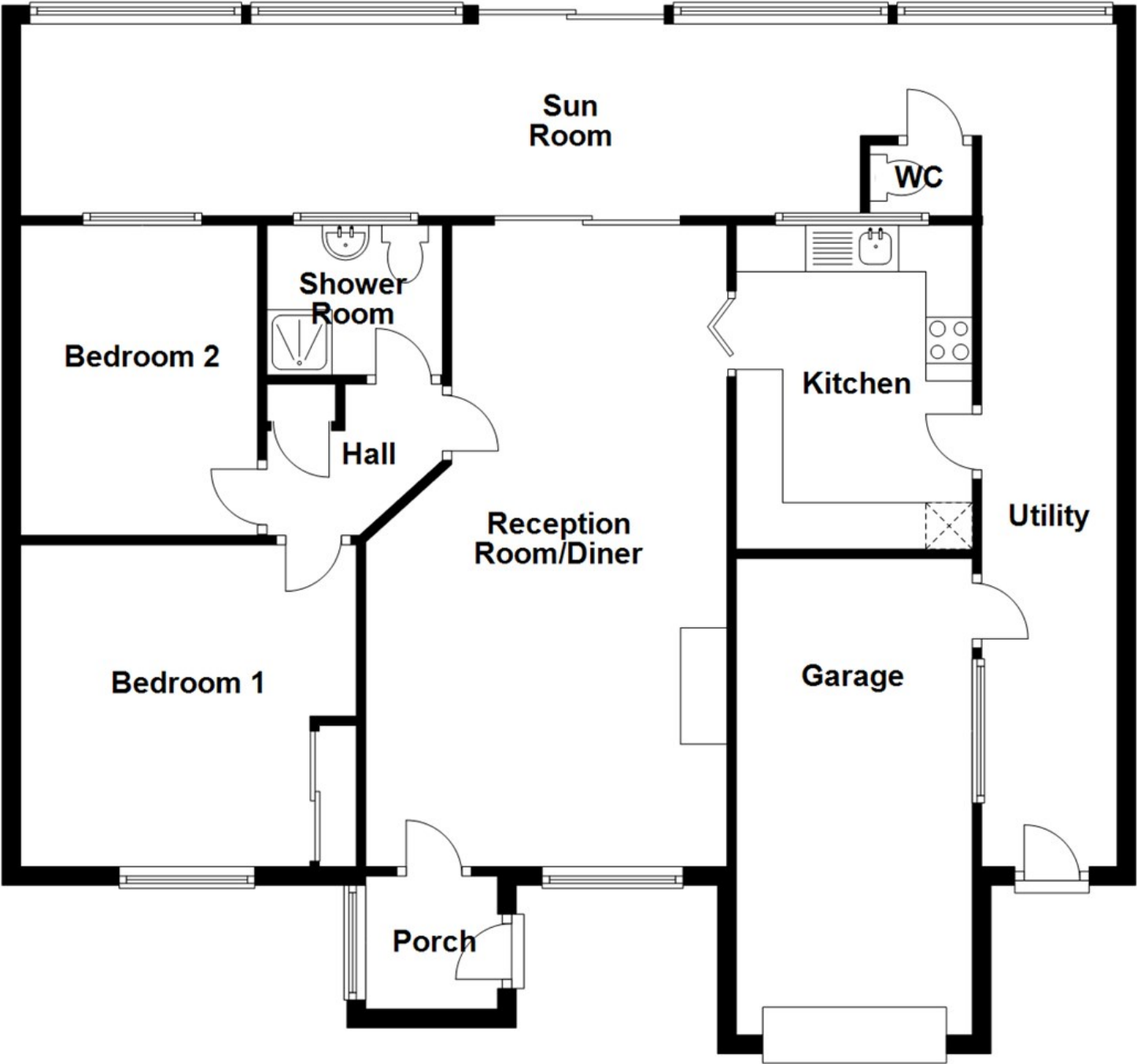








**Ground Floor**



# Directions

From our Sutton office head West to the mini roundabout and then turn left on the A52 towards Skegness. Keep on this road and when you enter the village of Huttoft. The property can be found on your right hand side shortly after passing the Axe & Cleaver pub.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <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 |           |

