



CHOICE PROPERTIES

Estate Agents

41 South Road,
Sutton-On-Sea, LN12 2NE
Reduced To £275,000



Welcome to this charming detached bungalow located on South Road in the picturesque Sutton-On-Sea. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three double bedrooms, there's plenty of space for everyone to unwind.

The bungalow features a large conservatory and converted garage to large home office/studio ideal for modern day living. Parking is a breeze with space for up to three vehicles, making hosting gatherings or having visitors over a stress-free experience.

Situated in a sought-after area, this property offers a peaceful and serene environment for you to call home within walking distance of the beach and local amenities. The motivated seller has significantly reduced the price, presenting a fantastic opportunity for those looking to make a smart investment in a lovely seaside location.

Don't miss out on the chance to own this delightful bungalow in Sutton-On-Sea. Book a viewing today and envision the endless possibilities this property holds for you and your loved ones.

With the advantage of Gas Central Heating and UPVC Double Glazing the spacious well laid out internal accommodation consists of:-

Front entrance door to:

Entrance Hall

Radiator. Telephone point. Power point. Storage Cupboard. Access to loft space.

Lounge/Diner

18'4" x 12'9"

2 Radiators. Power points. Electric fire set into feature surround. Wall lights. T.V. Aerial point.

Kitchen

12'6" x 9'5"

With attractive fitted cream wall and base units with work surfaces over. Breakfast bar. Sink unit and drainer. Integrated electric oven and hob with filter hood over. Part-tiled. Radiator. Integrated fridge freezer. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Worcester Combi boiler which supplies central heating and hot water. Spotlighting. UPVC Double Glazed side access door.

Bathroom

Recently fitted bathroom suite which consists of panelled bath. Shower enclosure with electric shower. w.c. and wash hand basin set into vanity unit. Tiled Walls. Towel radiator.

Bedroom 1

12'6" x 10'2"

Power Points. Radiator

Bedroom 2

11'0" x 9'1"

Power Points. Radiator

Bedroom 3 / Dining Room

11'0" x 9'1"

Power Points. Radiator. Sliding door to rear conservatory.

Conservatory

19' x 7'9"

Plumbing for washing machine. Door leading out to garden.

Home office/Garden Room

17' x 8'4"

Converted from the original garage this space is ideal for use as a home office or sun room with side entrance door and window. Power and lighting.

Driveway

With parking for three vehicles.

Garden

To the front of the property, is laid to lawn with a feature path leading to the front door. A gravelled drive for ease of maintenance leads down the side of the property and has gated access leading to the enclosed rear garden. The rear garden is mainly laid to lawn with a feature patio area. Side access to garage. Garden Shed. Water tap.

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.

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 - 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.

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, take your first right onto Braemar Road (opposite the Spar Shop) then left again onto Marine Avenue. Take your first right onto South Road and the property can be found a short drive along on your left hand side.

