



CHOICE PROPERTIES

Estate Agents

3 Edwalton Avenue,
Sutton-On-Sea, LN12 2SS

Price £315,000



It is a pleasure for Choice Properties to present this spacious three bedroom detached bungalow, occupying a pleasant, sought after residential position just moments away from the local amenities and golden sandy beaches of Sutton-on-Sea. Early viewing is advised.

The well laid out accommodation comprises:

Porch

Front entrance door. Tiled flooring.

Entrance Hall

Tiled flooring. Doors to:

Reception Room

20'1" x 11'10"

Light and airy reception room benefitting from bow window to the front aspect. Fireplace set in feature surround. TV aerial point.

Conservatory

Double opening 'French' style patio doors to the garden.

Kitchen

13'7" x 9'10"

Fitted with wall and base units with work surfaces over, integral fridge/freezer, integral dishwasher, integral electric oven and four ring hob with extractor over, one and a half bowl ceramic sink unit and drainer with mixer tap, plumbing for a washing machine, under counter lighting. Tiled flooring and part tiled walls. Led lighting at floor level.

Bedroom 1

6'7" x 11'10"

Spacious double bedroom. TV aerial point.

En-suite

2'7" x 6'11"

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, dual flush wc and hand wash basin.

Bedroom 2

13'7" x 9'10"

Spacious double bedroom. TV aerial point. Double opening 'French' style patio doors to the garden.

Bedroom 3

14'2" x 8'6"

Spacious double bedroom. TV Aerial

Shower Room

7'9" x 6'11"

Fitted with three piece suite comprising large shower enclosure with electric 'Mira' shower over, hand wash basin and dual flush wc. Tiled flooring and part tiled walls. Storage cupboard.

Driveway

Providing off road parking.

Garden

To the rear of the property is a privately enclosed garden, laid mostly to lawn, with hedging to the boundaries. The garden also features an attractive paved patio area and a useful timber shed. Outside lighting.

Store

5'7" x 8'6"

Wall mounted 'Worcester' combination boiler. Power and lighting.

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 C.

Viewing Arrangements

Viewing 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.

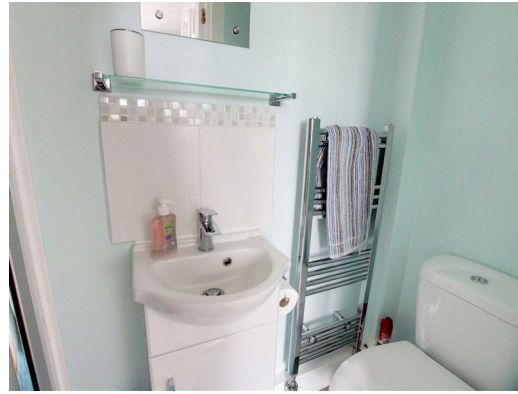
Making an Offer

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.

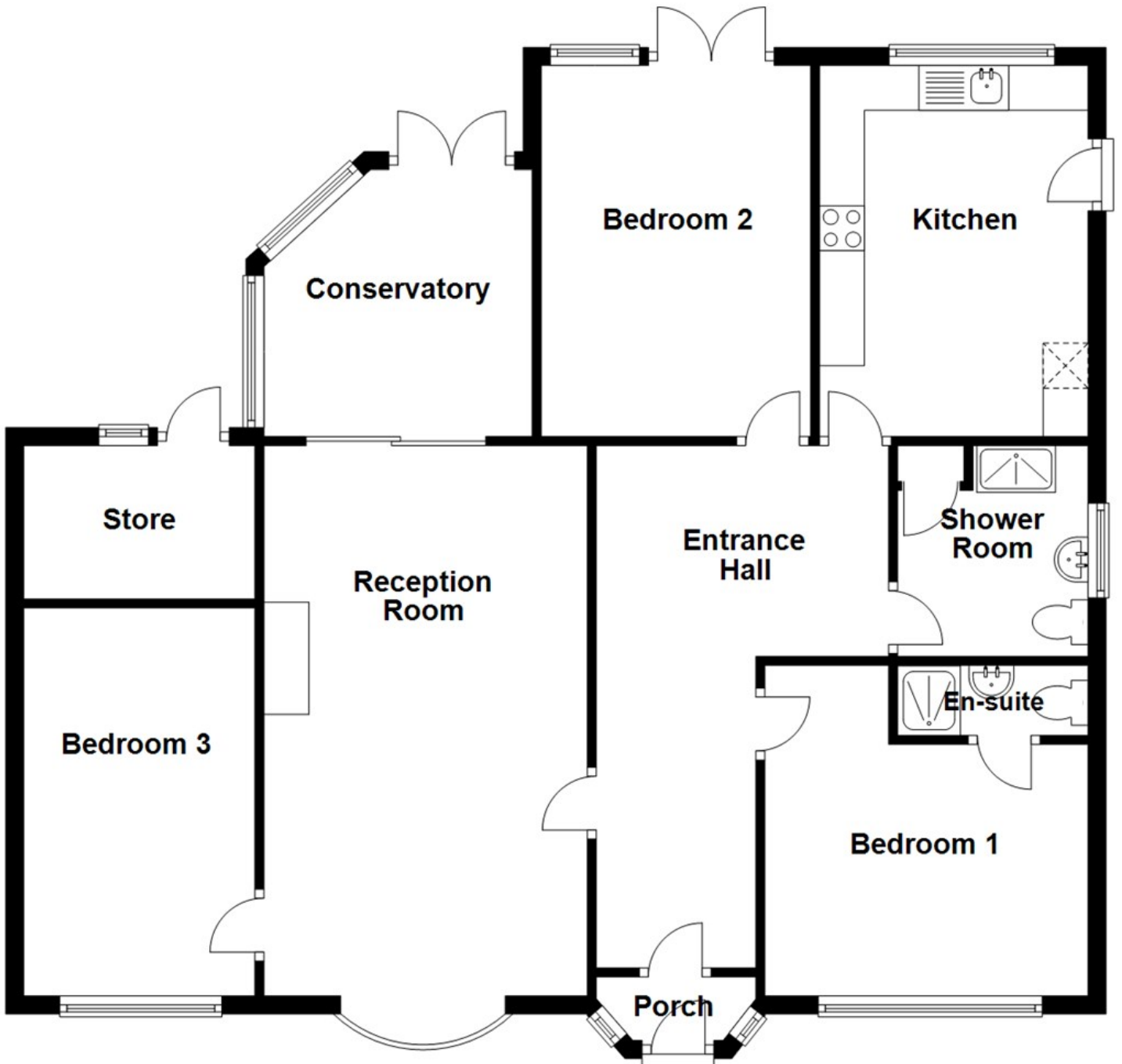
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Ground Floor



Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

