



CHOICE PROPERTIES

Estate Agents

3 Eastlands Court Park Road,
Sutton-On-Sea, LN12 2LW

Offers In The Region Of £250,000



Welcome to this charming detached bungalow located on Park Road in the picturesque Sutton-On-Sea. Offered with no onward chain; this delightful property boasts a spacious interior with one reception room, three bedrooms, and a well-maintained bathroom.

Situated just a stone's throw away from the beach, this bungalow offers the perfect opportunity to enjoy seaside living at its finest. With a driveway to the front, convenience is at your doorstep.

The property features a utility room, providing additional space for laundry and storage needs. Additionally, the presence of a second w.c. adds to the practicality of this lovely home.

Step outside to discover the pleasant gardens surrounding the property, offering a tranquil space to relax and unwind. Whether you're looking for a permanent residence or a holiday retreat, this detached bungalow presents a wonderful opportunity to embrace coastal living in style.

The property benefits from having UPVC double glazing and Gas central heating. The well presented accommodation comprises:

Front entrance door to:

Entrance Hall

10'0" x 11'1" to widest dimensions

L-shaped. Radiator. Access to the loft area.

Lounge

11'5" x 17'8"

Gas fire. Wall and centre lighting. Double doors leading out to the rear garden.

Kitchen

12'4" x 10'6"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Space for cooker with extractor hood over. Radiator.

Utility Room

5'6" x 10'8"

Fitted base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Gas combination boiler which supplies the central heating and hot water. Programmer controls. Side door.

WC

4'5" x 2'9"

W.C. Radiator. Extractor fan. Electric consumer unit.

Bedroom 1

11'5" x 13'5"

Radiator.

Bedroom 2

11'5" x 10'8"

Radiator. Sliding door leading out to the rear garden.

Bedroom 3

11'10" x 9'5"

Radiator. Fitted wardrobes.

Shower Room

6'8" x 6'10"

Large shower enclosure with mixer shower, wash hand basin and w.c. Radiator. Extractor fan. Part tiled walls.

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

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.





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.

