



CHOICE PROPERTIES

Estate Agents

15 Bluestone Way,
Sutton-On-Sea, LN12 2UU

Price £325,000



Choice Properties are pleased to bring to the market this well presented three bedroom (one en-suite) detached bungalow, situated in the most sought after position within Sandilands. The property further benefits from a Conservatory, driveway and garage plus well presented gardens. Viewing is highly recommended.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. Internally the spacious well presented accommodation consists of:

Covered front porch with door to:

Hallway

Fitted cupboards. Storage cupboard. Airing cupboard with inset radiator. Smoke alarm. Access to the loft area. Programmer and thermostat controls for the central heating.

Kitchen

10'9" x 9'4"

New kitchen fitted 2025 comprising wall and base units with work surfaces over. Sink unit and drainer with mixer taps. Integrated electric oven and gas hob with extractor hood over. Part tiled walls. Tiled floor. Radiator.

Utility Room

5'1" x 7'4"

Plumbing for washing machine. Radiator. Extractor fan. Door to side.

Lounge/Diner

18'5" x 13'0"

2 radiators. Double opening doors leading through to:

Conservatory

8'10" x 13'0"

Tiled floor. Radiator. Double doors leading out to the rear patio and garden.

Bedroom 1

14'1" x 9'7"

Fitted wardrobes and bedside cabinets. Radiator. Door to:

En-suite Shower Room

3'2" x 8'3"

With three piece suite which consists of a shower enclosure with mixer shower, wash hand basin and w.c. Chrome heated towel rail. Fully tiled walls. Extractor fan.

Bedroom 2

14'7" x 9'1"

Radiator.

Bedroom 3

10'5" x 9'1"

Radiator.

Bathroom

5'1" x 8'3"

With three piece suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Fully tiled walls. Tiled floor. Heated towel rail. Illuminated mirror. Extractor fan.

Driveway

Garage

16'8" x 8'7"

Electric remote operated garage door. Gas combination boiler which supplies the central heating and hot water. Power and lighting.

Gardens

To the front of the property is a neat gravelled garden. To the side is gated access to the privately enclosed rear garden which is laid to lawn with a paved patio and feature borders. 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

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

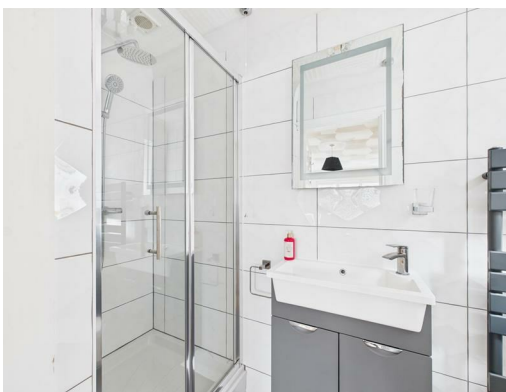
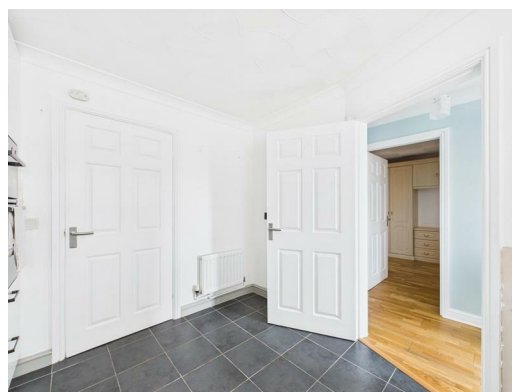
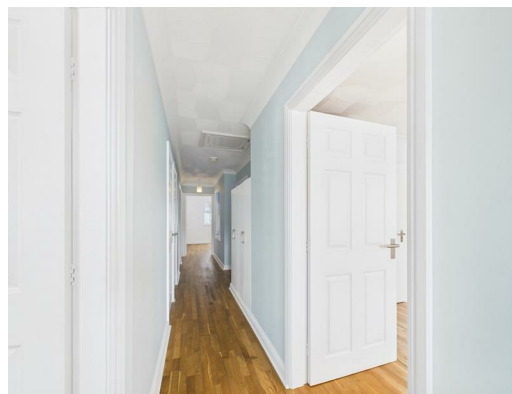
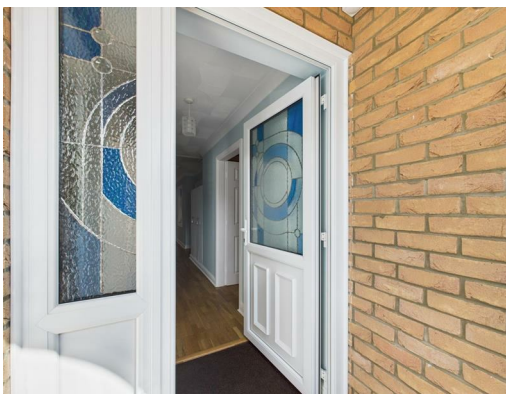
Monday - Friday 9:00am - 5:00pm
Saturday 9.00am - 3.00pm

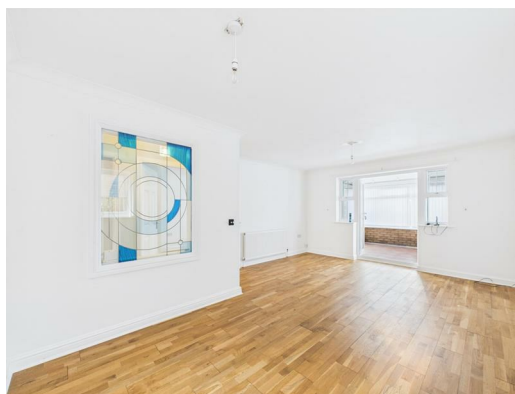
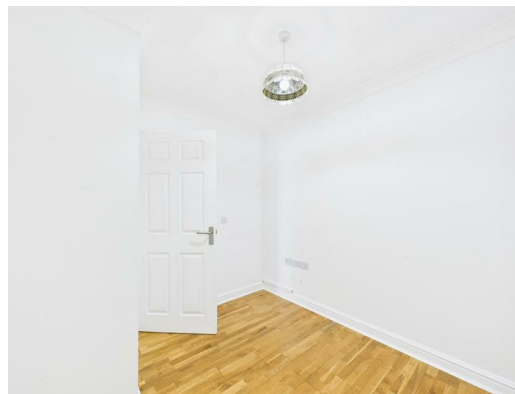
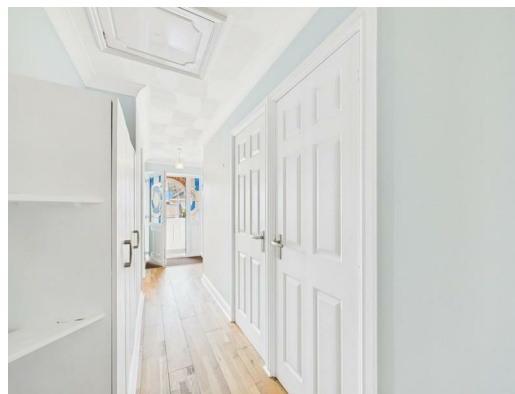
Making an Offer

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.







Approximate total area⁽¹⁾
958 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Follow your SatNav directions to postcode LN12 2UU.

