



CHOICE PROPERTIES

Estate Agents

11 Crabtree Lane,

Sutton-On-Sea, LN12 2RT

Reduced To £350,000



It is a pleasure for Choice Properties to bring to the market this expansive three bedroom detached bungalow that sits on a sizeable plot of impressive gardens boasting open views to the rear. This fantastic property offers a new owner huge potential to modernise in places and further benefits from generously proportioned rooms and two driveways. Located in an ever sought after position on Crabtree Lane, this impressive property is not one to be missed so early viewing is advised.

Benefiting from a newly fitted roof in 2021 and a new boiler installed in 2024, the spacious accommodation comprises:

Entrance Hall

uPVC front door leading into the entrance hallway which is fitted with loft access, alarm system and doors to:

Bedroom 2

9'0" x 10'7"

Double bedroom with a hand wash basin with single hot and cold taps.

Sitting Room

14'0" x 11'0"

With a double storage cupboard (measuring 1'06" x 3'08"), TV aerial, door to rear lobby, loft access and sliding door to:

Rear Lobby

2'10" x 3'5"

Housing the wall mounted consumer unit.

Pantry

3'7" x 4'0"

Kitchen/Diner

14'8" x 10'10"

Spacious kitchen/diner fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, integrated fridge/freezer, spaces for: a freestanding cooker, dining table and plumbing for a washing machine, built in storage cupboard, tiled flooring and part tiling to the walls. The kitchen/diner also houses the new wall mounted 'Navien' gas boiler.

Inner Hallway

8'7" x 4'0"

With access to the loft and doors to:

Reception Room

14'5" x 11'11"

Light and airy reception room with feature fireplace surround with wooden mantle. TV aerial point. Telephone point.

Conservatory

5'0" x 12'2"

With a polycarbonate roof and a single opening uPVC door to the garden.

Bedroom 1

10'11" x 11'11"

Spacious double bedroom with two built in double wardrobes with double opening doors, a TV aerial and bay window to front aspect.

Bedroom 3

8'11" x 10'10"

Double bedroom.

Bathroom

6'9" x 6'6"

Fitted with three piece suite comprising a panelled bath with electric 'Mira' shower over, hand wash basin and wc. Tiled wall and tiled flooring.

Driveway

Two driveways providing off road parking for several vehicles.

Garage

Detached garage with two side windows, a side door, and up and over door and power and lighting.

Garden

The property is fronted by a lawned garden. To the rear of the property you will find a fantastic large lawned garden with open views to the rear. There is a paved patio area and established fruit trees, plants and shrubbery adorn the privately enclosed garden. Hedging and fencing border the boundaries and there is also a useful timber shed and a greenhouse.

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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

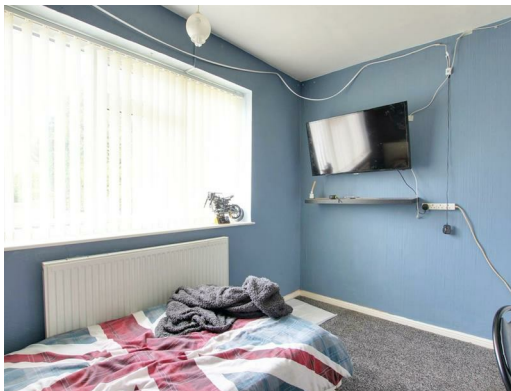
Opening hours

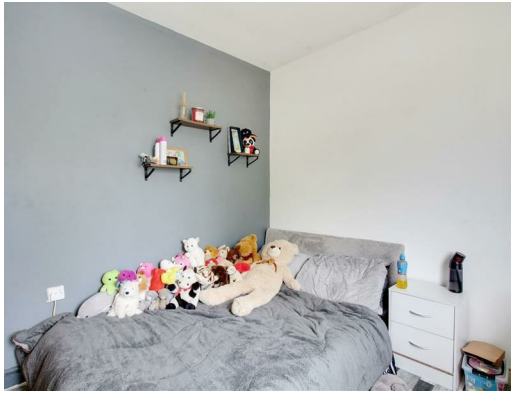
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

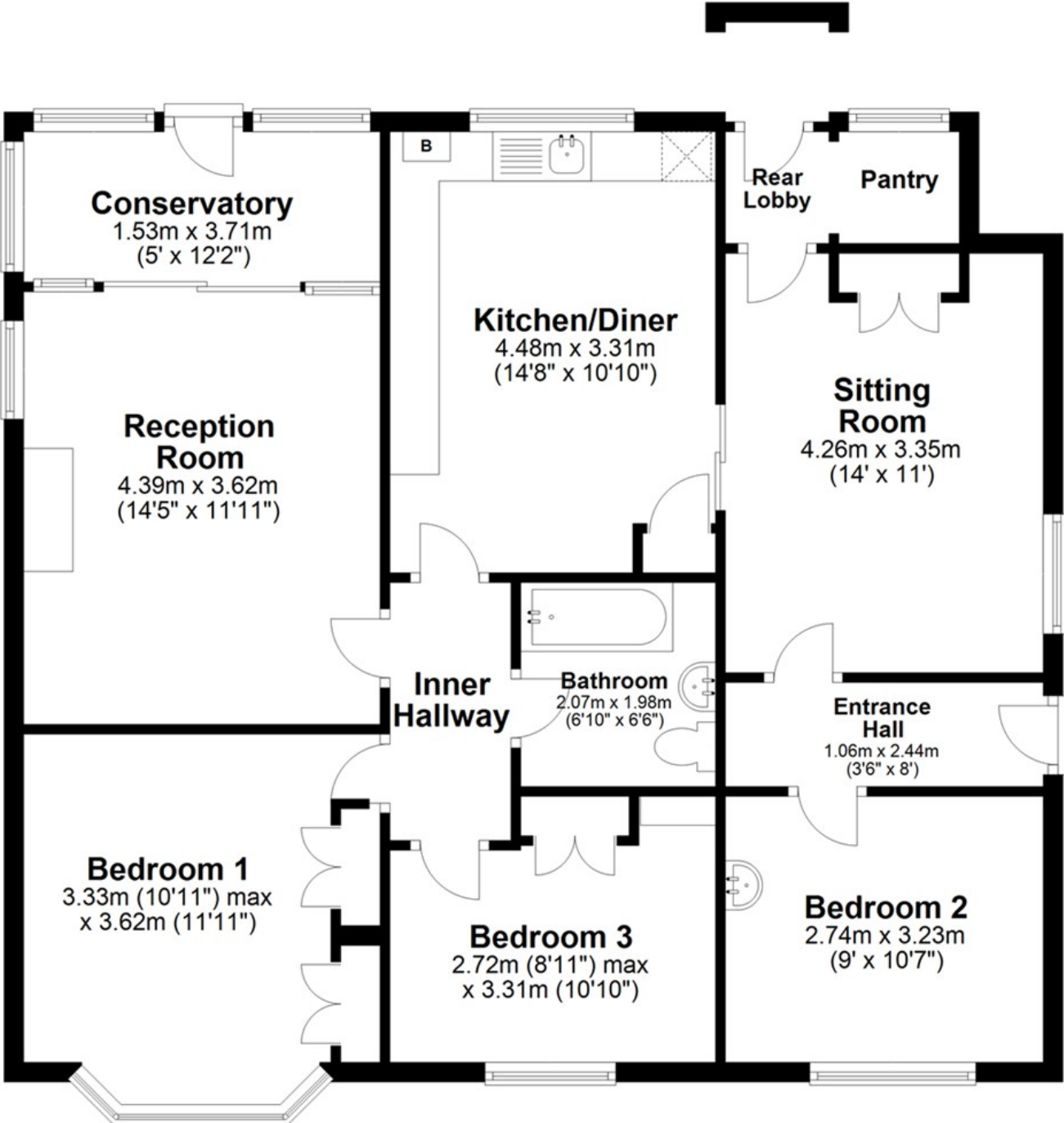
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

Head right out of our Sutton on Sea office along the High Street and bear left at the roundabout towards Sandilands. You will then be on Huttoft Road. Follow this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			66
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

