



CHOICE PROPERTIES

Estate Agents

8 Tennyson Close,
Sandilands, LN12 2TL

Reduced To £259,950



Welcome to 8 Tennyson Close, Sutton-On-Sea! This delightful detached bungalow offers a fantastic opportunity for those seeking a charming coastal retreat. Boasting two reception rooms, this property provides ample space for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, you'll have plenty of room to unwind after a day of exploring the nearby town and beach.

What's more, this property is chain-free, making the buying process smooth and hassle-free. Don't miss out on this wonderful opportunity to own a spacious bungalow in a prime location. Book a viewing today and start envisioning your new coastal lifestyle at Tennyson Close!

Offering generously proportioned rooms throughout, the abundantly light and well maintained accommodation comprises:-

Porch

4'6" x 4'11"

Door to:-

Hallway

15'3" x 4'5"

Spacious L-Shaped hallway, wall mounted thermostat controls, loft access.

Reception Room

17'1" x 11'8"

Bay window to the front aspect, gas fire set into featured surround, TV Aerial point, telephone point.

Kitchen

13'5" x 9'2"

Fitted with a range of wall and base units with worktops over, one bowl sink unit with drainer and mixer taps, integrated double cooker, four ring gas hob with extractor over, partly tiled walls, door to:-

Utility

8'2" x 4'6"

Space for freestanding fridge/freezer, plumbing for a washing machine, space for a tumble dryer, wall mounted boiler, pedestrian door to side aspect.

Dining Room

10'1" x 10'11"

With ample room for a dining table, French double opening patio doors leading into:-

Conservatory

10'4" x 9'8"

Polycarbonate pitched roof, triple aspect window, TV Aerial point, central ceiling light fan.

Bedroom 1

13'1" x 11'8"

Remarkably spacious double bedroom with featured bed frame surround incorporating cupboards and wardrobes.

Bedroom 2

11'10" x 6'7"

Double bedroom or ideal office.

Bathroom

6'1" x 7'5"

Fitted with a three piece suite comprising panelled bath with mixer tap and mains shower attachment over, pedestal wash hand basin with single taps, w.c., partly tiled walls, extractor fan.

WC

5'0" x 3'4"

Fitted with a two piece suite comprising wash hand basin set into vanity unit with mixer tap, w.c, partly tiled walls.

Driveway

Gravelled driveway providing off road parking.

Garage

With up and over door.

Garden

To the rear of the property is a privately enclosed, low maintenance garden with timber fencing to the boundaries. The garden is mainly laid to lawn and features an abundance of plants, trees and shrubbery throughout. A timber gate provides access to the front garden which again is partly laid to lawn with hedging to the borders.

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.

Tenure

Freehold

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

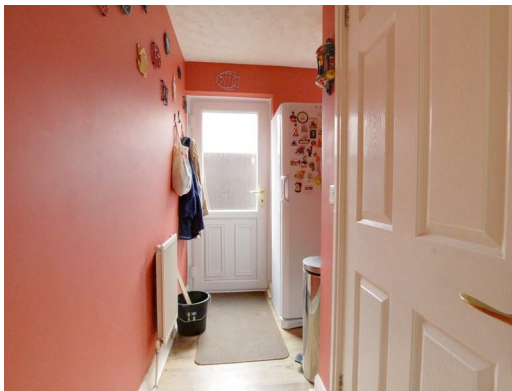
Opening hours

Our opening hours are 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.

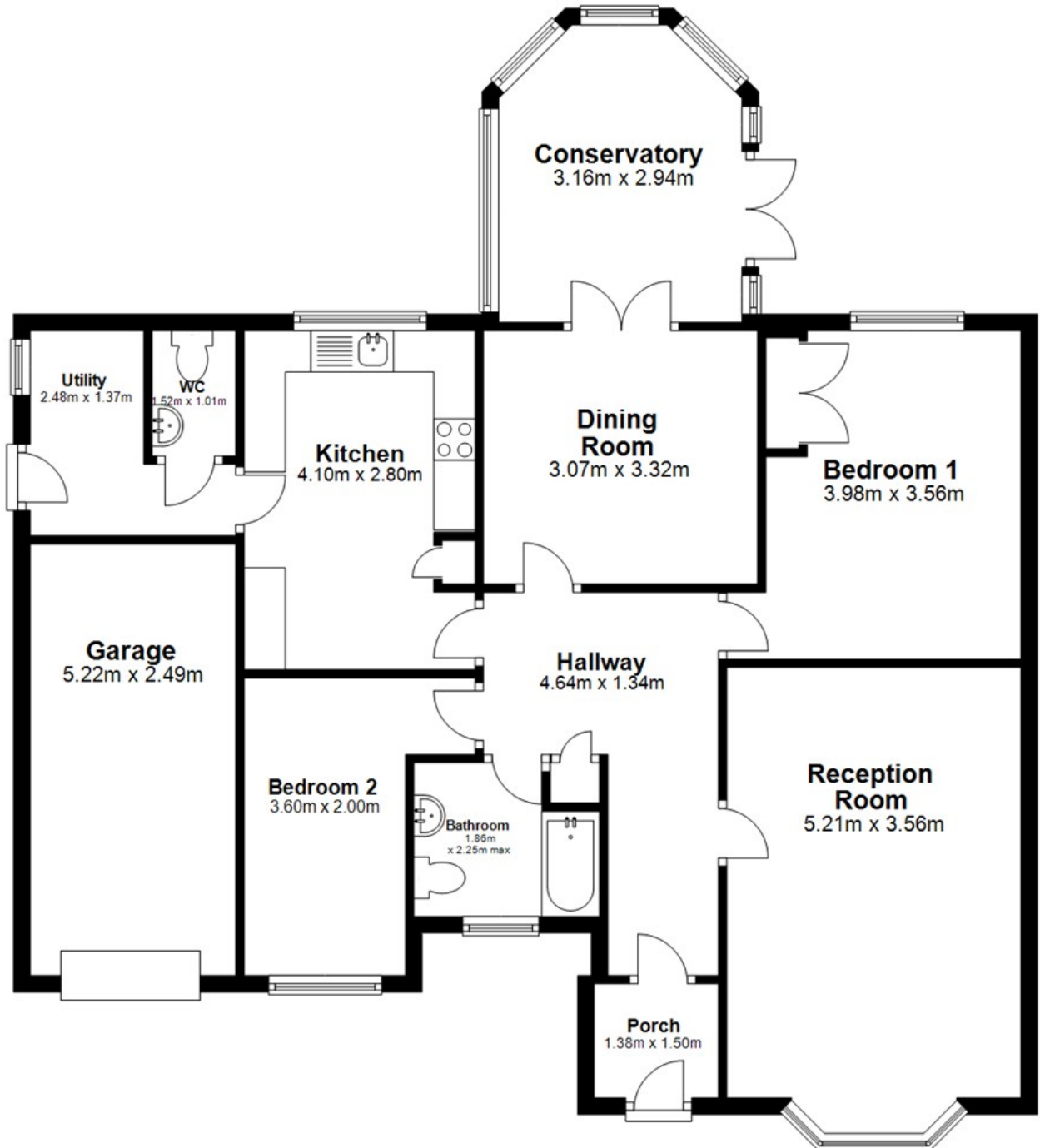
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Ground Floor



Directions

From our Sutton on Sea office head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and then on to Masefield Drive which is the first turning on your left hand side. Follow the road along and take your next right on to Tennyson Close.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			71
(55-68) 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

