



CHOICE PROPERTIES

Estate Agents

29 Grove Road,
Sutton-On-Sea, LN12 2NH

Price £325,000



Welcome to this charming detached bungalow on Grove Road in the sought-after seaside town of Sutton-On-Sea. This character property boasts a large living room with a stunning vaulted ceiling, creating a spacious and airy feel perfect for relaxing or entertaining guests.

One of the highlights of this lovely home is the sunroom that overlooks the well-maintained garden, providing a peaceful retreat where you can enjoy the beauty of the outdoors all year round.

Situated in a sought-after seaside location, this property offers not just a home, but a lifestyle. Imagine morning strolls along the beach and picnics in the sun.

With its well-presented interior and unique features, this house is sure to capture your heart. Don't miss the opportunity to own a piece of coastal paradise in Sutton-On-Sea.

With the advantage of Gas Central Heating and UPVC Double Glazing this spacious well laid out accommodation consists of:-

Side entrance door to:

Hall

7'11" x 6'11"

Radiator. Tiled floor. Feature panelling. Cupboard housing the electric meter.

Living Room

23'9" x 15'5"

Vaulted ceiling with feature panelling and roof windows. 4 radiators. Wood burner set in feature stone surround. Double doors leading to the sun room. Open plan leading through to the Study area.

Sun Room

13'10" x 7'4"

Wall lighting. Double doors leading out to the front garden.

Study Area

6'4" x 7'10"

Radiator. Part panelled walls. Smoke alarm.

Kitchen/Breakfast Room

24'11" x 7'10"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Part tiled walls. 2 radiators. Vinyl floor covering. Plumbing for washing machine and dishwasher.

Bedroom 1

12'8" x 15'5"

2 radiators. Fitted storage cupboard. Feature fireplace. Access to the loft area.

Bedroom 2

15'5" x 8'0"

2 radiators. Bay window with original fitted drawers. Door to:

En-suite

4'6" x 8'0"

Large shower enclosure with mixer shower. Wash hand basin and w.c. set in vanity unit. Part tiled walls. Radiator. Extractor fan. Tiled floor. Electric shaver point.

Bedroom 3

10'5" x 7'10"

Radiator. Bay window with original fitted drawers.

Bathroom

8'11" x 8'0"

With three piece white bathroom suite which consists of a free standing bath, wash hand basin and w.c. Part tiled walls. Electric shaver point. Extractor fan. Radiator. Tiled floor.

Driveway

Spacious driveway with ample parking for several vehicles.

Garage

17'3" x 8'9"

With up and over garage door plus personal door to the side. Power and lighting.

Gardens

To the front of the property are well maintained gardens which are laid to lawn with feature planting and patio area. To the side is gated access to the privately enclosed rear garden. which is paved with feature planting.

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.

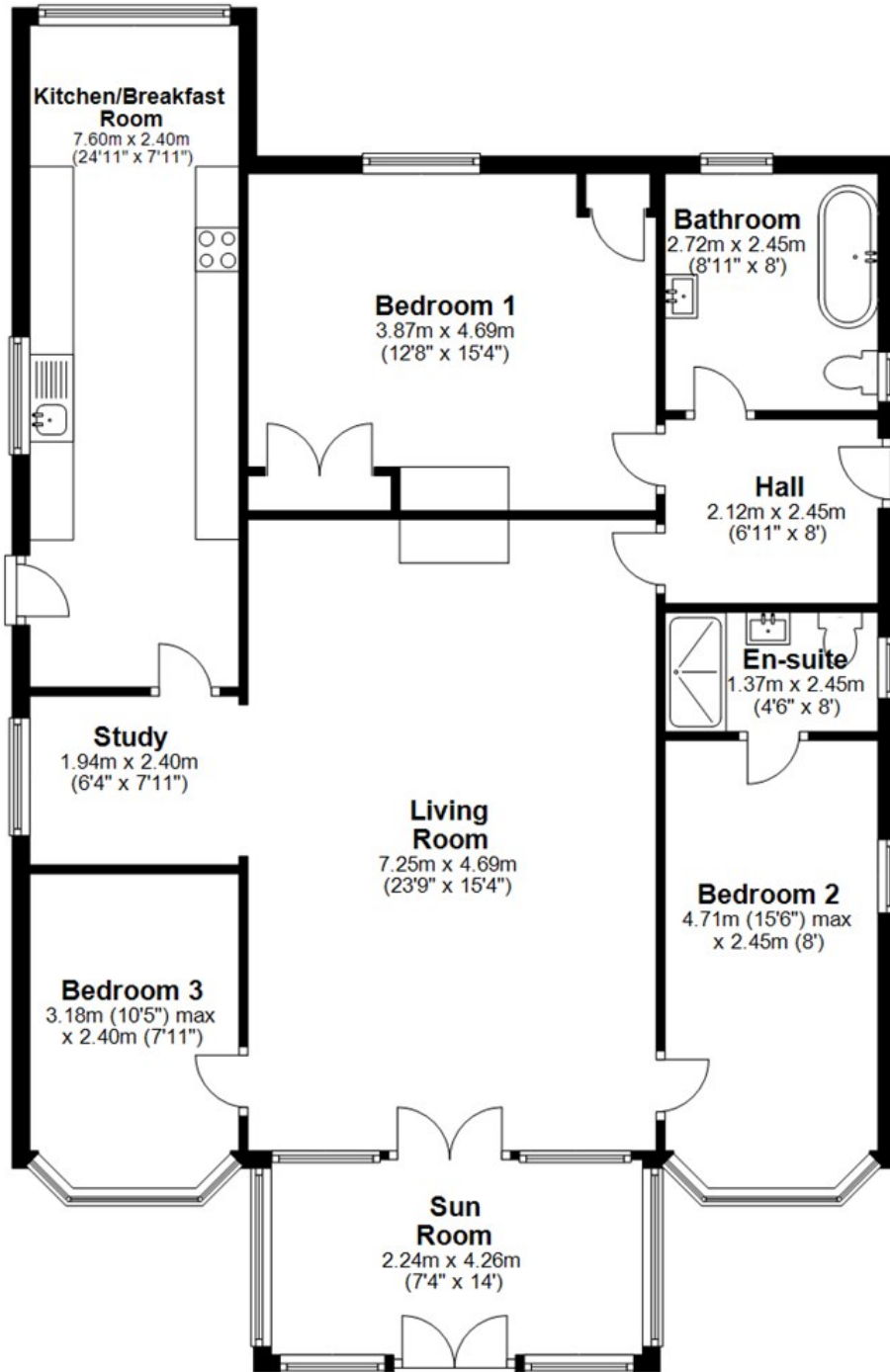
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Ground Floor



Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue then immediately left on to Park Road. Take your second left on to Park Road West and the next right on to Grove Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		68
(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		

