



CHOICE PROPERTIES

Estate Agents

20 South Road,
Sutton-On-Sea, LN12 2NE

Price £315,000



Choice Properties are delighted to present this most spacious three bedroom detached bungalow, occupying an ideal position close to the local amenities and golden sandy beaches of Sutton-on-Sea. This impressive bungalow offers three double bedrooms as well as ample living space. Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, this bright internal accommodation comprises:

Entrance Hall

6'7" x 22'4"

uPVC entrance door. Storage cupboard. Doors to:

Kitchen/Diner

13'11" x 18'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, plumbing for a washing machine, cooker point. Space for freestanding fridge/freezer. Dual aspect windows. Part tiled walls.

Reception Room

12'9" x 18'0"

Light and airy reception room with dual aspect windows. TV aerial point. Fireplace set in feature surround.

Utility

18'1" x 6'0"

Wall mounted 'Worcester' boiler and cupboard housing the hot water cylinder.

Bedroom 1

11'11" x 11'11"

Spacious double bedroom.

Bedroom 2

11'11" x 10'11"

Spacious double bedroom.

Bedroom 3

11'7" x 10'1"

Double bedroom. Loft access.

Bathroom

8'7" x 6'8"

Fitted with panelled bath tub with electric shower over, hand wash basin and wc. Part tiled walls.

Driveway

Providing off road parking.

Garage

18'1" x 10'0"

With double opening doors, power and lighting.

Garden

The property is fronted by a well kept garden, laid to lawn with a low level feature brick wall to the front. To the rear of the property is a spacious garden laid to lawn, with timber fencing to the boundaries.

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

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.

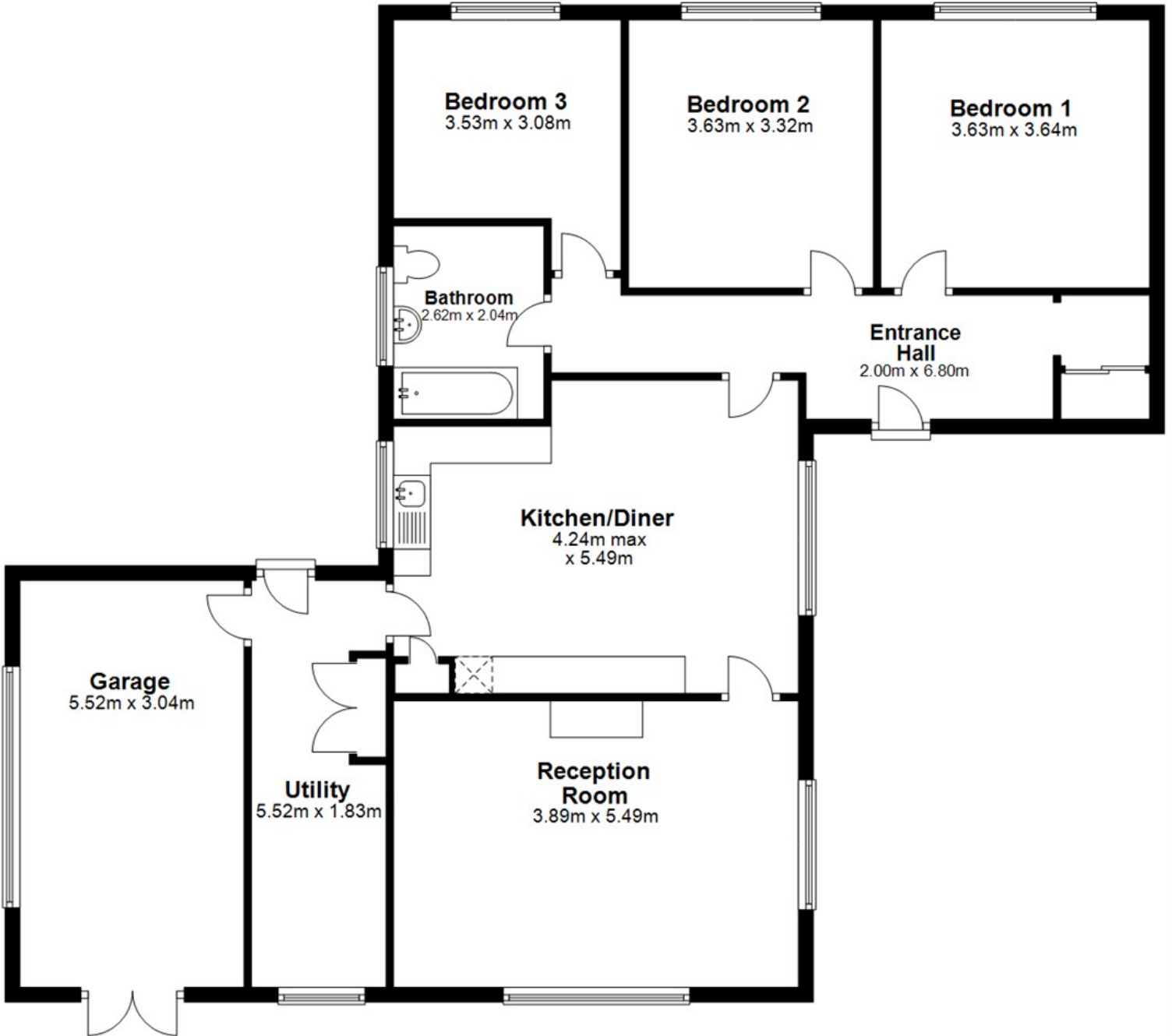
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Ground Floor



Directions

From our office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left again onto Marine Avenue. Take your first right onto South Road and the property can be found a short drive along on your right hand side.

