



CHOICE PROPERTIES

Estate Agents

26 Marine Avenue West,
Sutton-On-Sea, LN12 2TX

Price £330,000



Welcome to Marine Avenue West, Sutton-On-Sea! This charming detached bungalow is a hidden gem waiting to be discovered. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones.

With three bedrooms and two bathrooms, this property offers ample space for a growing family or those who enjoy having guests over. The large gardens surrounding the bungalow provide a peaceful retreat where you can unwind and enjoy the beauty of nature.

One of the highlights of this property is the covered area to the rear, ideal for al fresco dining or simply enjoying a cup of tea while taking in the fresh sea air. The convenience of being close to both the high street and the beach means you can easily explore the local shops or take a leisurely stroll along the sandy shores.

Don't miss out on this fantastic opportunity to own a piece of paradise in Sutton-On-Sea.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the spacious well appointed accommodation consists of:

Front entrance door to:

Porch

Door to:

Entrance Hall

12'5" x 8'10"

Cupboard housing the gas combination boiler which supplies the central heating and hot water. Storage cupboard. Radiator. Programmer controls for the central heating. Smoke alarm. Loft access.

Lounge

20'10" x 12'6"

Electric fire set in feature surround. Sliding patio doors to the rear. Radiator. Bow window to the front.

Kitchen

14'10" x 10'11"

Modern fitted kitchen with a range of wall and base units plus work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and hob with filter hood over. Plumbing for washing machine. Radiator. Extractor fan. Door to:

Conservatory

11'1" x 7'3"

Door leading out to the rear.

Bedroom 1

14'10" x 10'0"

Radiator. Fitted wardrobe area.

En-suite

6'7" x 8'8"

Large shower enclosure with mixer shower, wash hand basin and w.c. set in vanity unit. Part tiled and part panelled walls. Radiator.

Bedroom 2

10'9" x 11'9"

Radiator. Fitted wardrobes.

Bedroom 3

10'9" x 9'3"

Radiator.

Bathroom

7'0" x 8'8"

With three piece white suite which consists of a panelled bath with electric shower and screen over, wash hand basin and w.c. Part tiled walls. Chrome heated towel rail.

Driveway

Block paved driveway with turning space and parking for several vehicles.

Garage

20'10" x 11'10"

Spacious garage with electric remote operated garage door. Personal door to the rear. Power and lighting. Access to the loft area.

Gardens

To the front of the property is a pleasant lawned garden with planting to the front. To either side is gated access to the privately enclosed rear garden which is also laid to lawn with flower beds and borders. Attached to the rear of the property is a large covered patio area.

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 D

Tenure

Freehold

Viewing arrangements

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

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.

Opening hours

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

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 Sutton on Sea office turn right onto High Street and up to the small roundabout where you will continue over onto Alford Road (A1111). Take the next available turning on the right into Marine Avenue West. Number 26 can be found on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(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	

