



# CHOICE PROPERTIES

*Estate Agents*

5 Hillside Avenue,  
Sutton-On-Sea, LN12 2JH

Reduced To £315,000



Choice Properties are delighted to present this most spacious two bedroom detached bungalow, occupying a sought after residential position moments away from the town centre and golden sandy beaches of Sutton-On-Sea. Benefiting from two reception room and well kept, private gardens, this is not one to be missed! Contact our Sutton-On-Sea branch to arrange your viewing!

With the added benefit of gas central heating, this light and bright internal accommodation comprises:

### **Entrance Hall**

Entrance door.

### **Kitchen**

9'11" x 9'7"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, cooker point, integral fridge, integral dishwasher. Spot lighting.

### **Utility**

3'4" x 4'8"

Plumbing for a washing machine.

### **Pantry**

2'11" x 3'11"

Fitted with shelving.

### **Hallway**

3'10" x 18'4"

Loft access. Telephone point.

### **Reception Room**

15'10" x 11'11"

Light and airy reception room with dual aspect windows including bay window to the front aspect. Gas fire set in feature surround. TV aerial point.

### **Sun Room**

12'3" x 11'7"

Door to the rear garden.

### **Bedroom 1**

12'6" x 11'10"

Spacious double bedroom. Built in wardrobe.

### **Bedroom 2**

11'6" x 9'9"

Spacious double bedroom. Built in wardrobe.

### **WC**

2'6" x 5'7"

Dual flush wc. Tiled walls.

### **Shower Room**

5'8" x 5'7"

Fitted with shower enclosure with mains fed shower over and hand wash basin set in vanity unit. Tiled walls.

### **Driveway**

Providing off road parking.

### **Garage**

With electric roller door, power and lighting.

## **Garden**

The property is fronted by a well kept lawned garden and low level brick wall. To the rear of the property is a privately enclosed garden with timber fencing and hedging to the boundaries. The garden is laid mostly to lawn and features a paved patio area and 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](http://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 to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

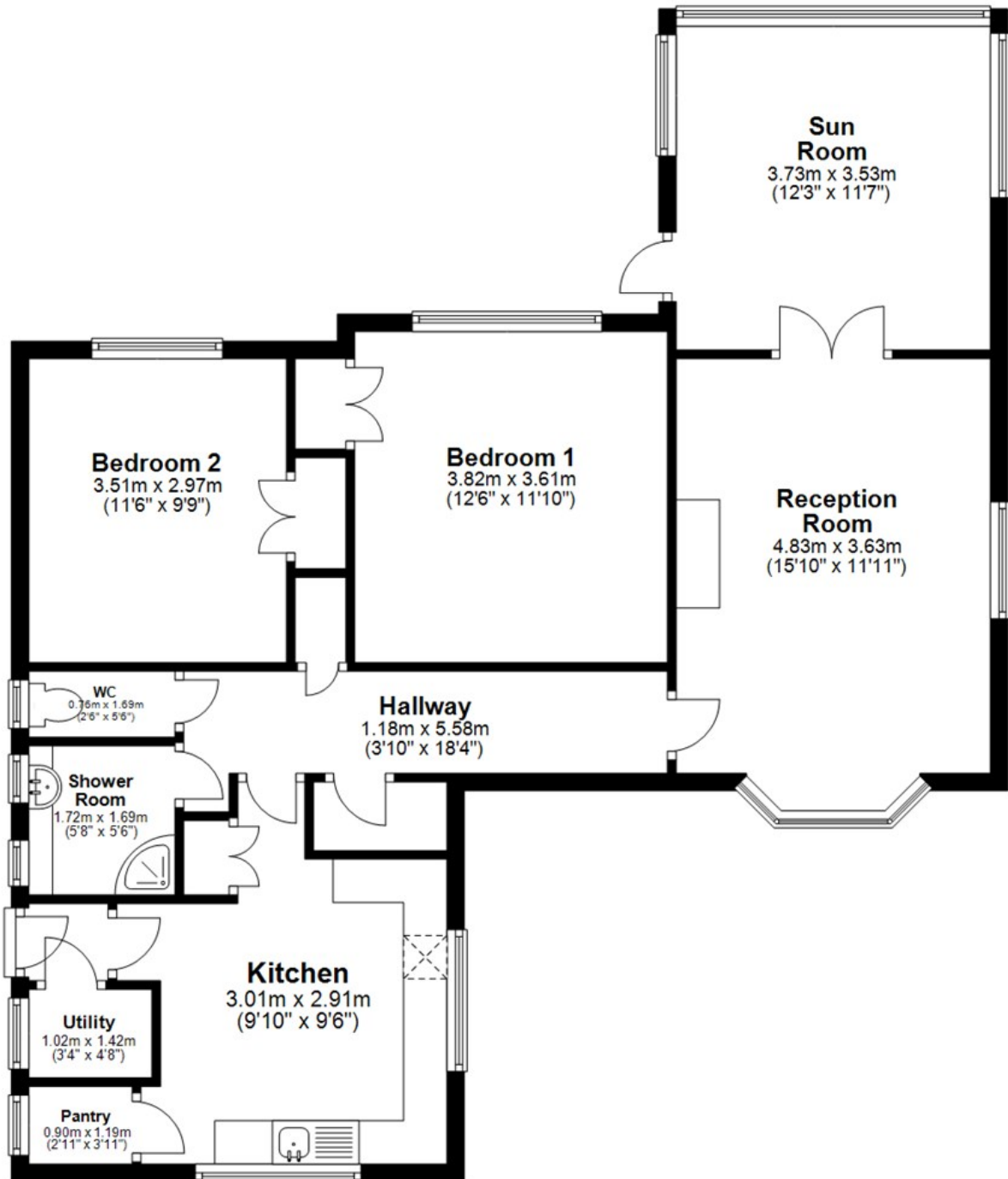








## Ground Floor





# Directions

As you leave our Sutton on Sea office head towards the Sea Front, then take your 1st right onto York Road. Continue along this road and then take your second right-hand turning into Hillside Avenue.

