



CHOICE PROPERTIES

Estate Agents

17 Uppingham Road,
Sutton-On-Sea, LN12 2NN

Reduced To £225,000



Choice Properties are delighted to bring to the market this superb and most spacious two bedroom detached bungalow boasting generously proportioned room sizes throughout and sitting proud on a sizeable plot. The property is conveniently located in a quiet residential location, with open views to the front of the property and only moments from the golden sandy beaches and local amenities. With no onward chain, early viewing is most certainly advised to appreciate the size of this special plot.

The well laid out and beautifully maintained accommodation comprises:

Entrance Porch

13'5" x 3'8"

Two uPVC doors leading into the entrance porch, which is fitted with oak flooring, double aspect windows a polycarbonate roof and a uPVC door leading to:

Hall

6'3" x 14'2"

Featuring an airing cupboard (measuring 2'02" x 2'07") housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems, a storage cupboard (measuring 1'05" x 2'02"), oak flooring, and access to the loft; which is fitted with a light. Doors to:

Kitchen/Diner

17'2" x 8'11"

Fitted with a range of base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, freestanding fridge/freezer and plumbing for a washing machine, oak flooring, cladded ceilings, part tiling to the walls, inset spot lighting, a 'Vents' extractor fan and a storage cupboard/pantry area (measuring 1'11" x 2'05") which is fitted with shelving and also houses the wall mounted consumer unit.

Reception Room

17'2" x 12'11"

Light and airy reception room benefiting from a large picture window to front aspect and is additionally fitted with a freestanding electric feature fireplace on a wooden surround, oak flooring and a TV aerial.

Bedroom 1

18'3" x 10'11"

Remarkably spacious double bedroom with double aspect windows, oak flooring and a TV aerial.

Bedroom 2

13'10" x 10'10"

Spacious double bedroom with a picture window to rear aspect, oak flooring a TV aerial and telephone point.

Shower Room

9'3" x 5'5"

Fitted with a three piece suite comprising a corner shower cubicle with a mains fed shower over, hand wash basin with mixer tap built into vanity, WC with dual flush button, oak flooring, tiled walls, inset spot lighting and an extractor fan.

Driveway

Spacious block paved driveway, providing off road parking for several vehicles.

Garage

17'05" x 8'02"

With an up and over door, side door and power and lighting.

Garden

The fantastic garden space surrounds the rear and side of the property. To the rear of the property you will find a paved garden for ease of maintenance, further featuring a greenhouse and a useful timber shed. To the side of property you will find a area laid to shingle and a sizeable garden laid to lawn with timber fencing to the boundaries. The side garden also features conifer hedging, shrubbery and a useful timber shed.

The land to the front of the property, the other side of Uppingham Road is maintained and believed to be belong to the owner of 17 Uppingham Road.

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 on 01507 443777.

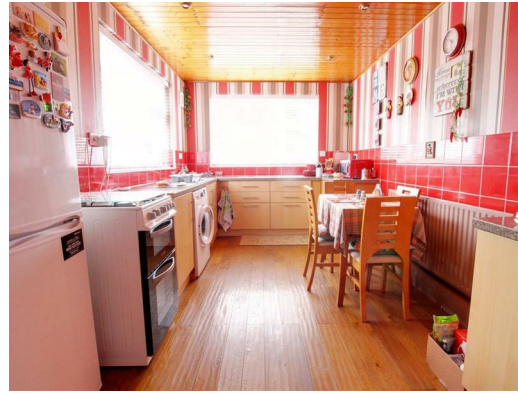
Opening hours

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 regulations 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.

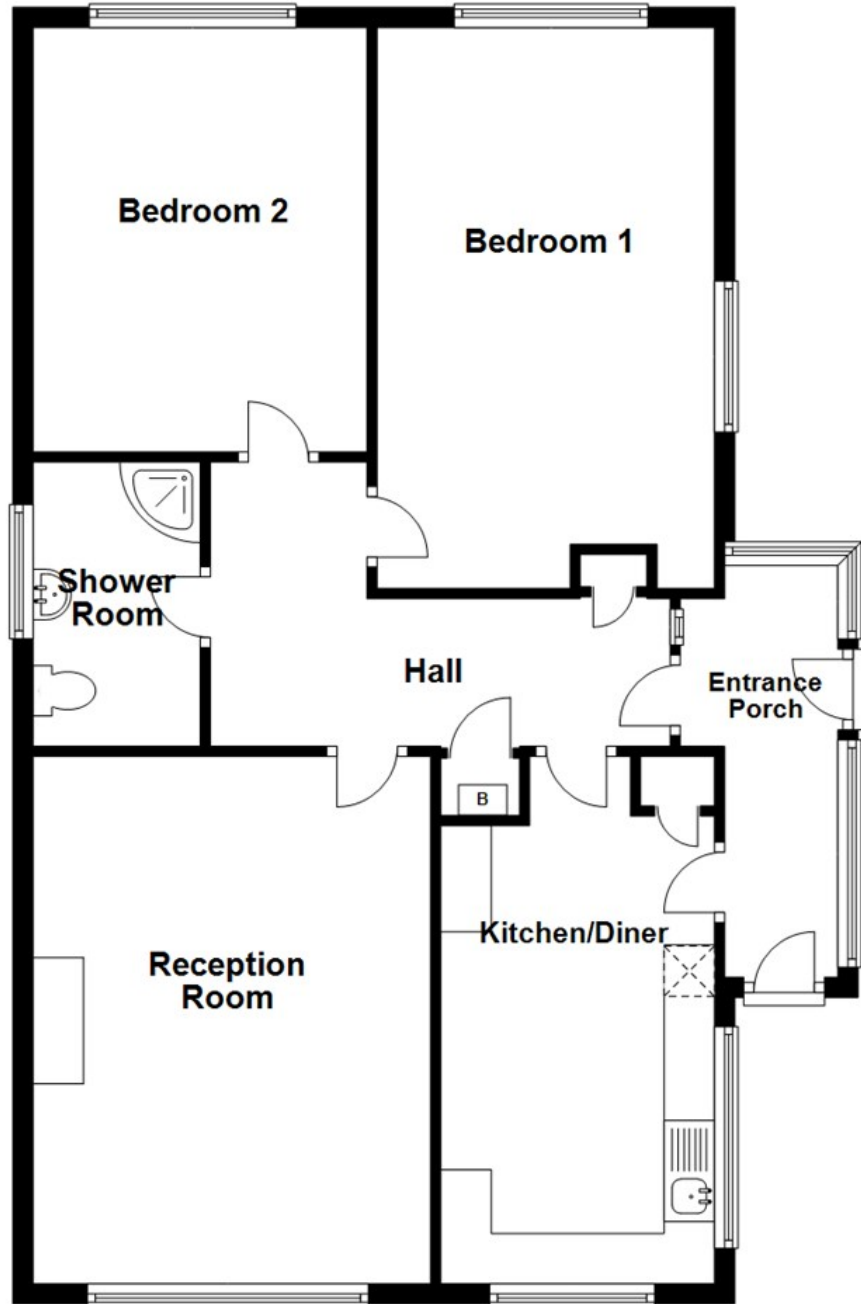






Ground Floor

Approx. 89.0 sq. metres (958.3 sq. feet)



Total area: approx. 89.0 sq. metres (958.3 sq. feet)

Directions

From our Mablethorpe office head South along Victoria Road (A52) towards Sutton on Sea. Once you reach the village turn right into Park Road the right again into Park View before taking your third right into Oundle Road. Uppingham Road can then be found at the end of this road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			64
(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	

