



CHOICE PROPERTIES

Estate Agents

6 Park Road East,
Sutton-On-Sea, LN12 2NL
Reduced To £325,000



NO UPPER CHAIN Welcome to this charming detached bungalow located on Park Road East in the picturesque village of Sutton-On-Sea. This spacious bungalow is immaculately presented throughout and has the added benefit of three double bedrooms and sits proudly upon attractive and generously sized garden.

Situated in a sought-after location, this property offers the perfect blend of comfort and convenience. With its close proximity to local amenities and the beautiful beaches.

Don't miss out on the chance to make this delightful detached bungalow your new home. Early viewing is advised.

Offering generously proportioned rooms throughout with a desirable layout, the spacious and beautifully maintained accommodation comprises:-

Hallway

With uPVC entrance door, Hive thermostat controls, telephone point, built in storage cupboard, power points, radiator.

Kitchen

13'0 x 13'3'

Fitted with a a stylish range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, two integral cookers, integrated microwave, five ring gas hob with extractor over, space for freestanding American fridge/freezer, integral dishwasher, plumbing for a washing machine, wall mounted 'Glow worm' combination boiler, tiled splash backs, radiator, power points.

Living room

18'0 x 12'8

With dual aspect windows, 'dimplex' feature wood burner effect fireplace set into featured surround, TV Aerial point, power points, radiator, opening into:-

Sun room

14'0 x 11'8

With polycarbonate pitched roof and triple aspect windows, French double opening patio doors to the side aspect, 2 radiators, power points.

Bedroom 1

11'0 x 13'04

Spacious double bedroom, power points, radiator.

Bedroom 2

11'0 x 13'0

Spacious double bedroom, power points, radiator.

Bedroom 3

10'0 x 10'0

Double bedroom, power points, radiator.

Bathroom

10'0 x 7'0

Fitted with a stylish four piece suite comprising featured wooden panelled bath with mixer tap and main shower attachment over, large walk in shower with mains Waterfall shower over, wash hand basin set into vanity unit with mixer taps, dual flush w.c., inset spot lights to the ceiling, heated towel rail, tiled splash backs, extractor fan, shaving point, underfloor heating.

Driveway

Gravelled driveway providing off road parking for several vehicles including a caravan/motorhome.

Garage 1

20'8" x 9'10"

Overall measurement including the w.c. with low level flush w.c. and hand basin. Up and over door. Side access door.

Garage 2

29' x 9'7"

Sizeable garage with raised roof make it usable for some touring caravans or motor homes. Double opening doors with further opening flap above to make use of the full height of the garage. Side access door.

Garden

To the rear of the property you will find a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features a colourful variety of plants, trees and shrubbery to the borders. There are several secluded seating areas on raised decking and patio, which are ideal for outdoor entertaining or simple relaxing in the sunshine. A timber gate to the side provides access to the front of the property.

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.

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.

Viewing arrangements

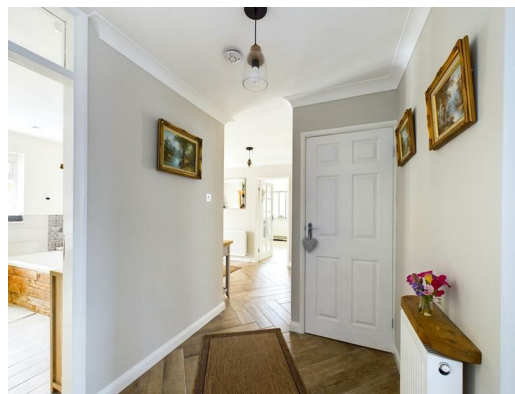
Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

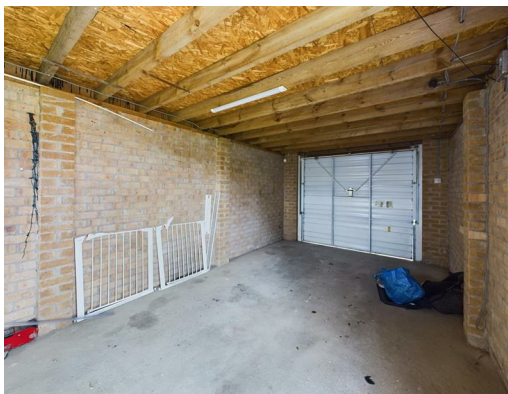
Opening hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

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.

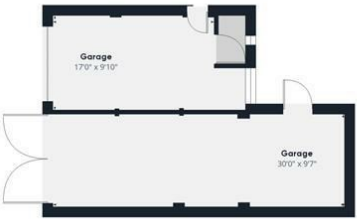








Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1744.94 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Directions

From our 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. Park Road East is the second turning on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	55		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

