



CHOICE PROPERTIES

Estate Agents

1a Painters Way,

Sutton-On-Sea, LN12 2GT

Reduced To £225,000



Choice Properties are excited to bring to the market this most well maintained two bedroom detached bungalow, situated in the quiet residential village of Sutton on Sea, only moments away from both the local amenities and 'Blue Flag' award winning golden sandy beaches. Boasting a generously proportioned layout as well as well established and privately enclosed gardens, early viewing is very much recommended as this beautiful property is further offered with no onward chain.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:

Hallway

16'00" x 3'06"

Front entrance door leading into the hallway featuring the wall mounted thermostat controls, two built in storage cupboards and doors leading to:

Kitchen

11'00" x 7'07"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated oven, plumbing for a washing machine door to side aspect to the outside of the property and the kitchen also houses the wall mounted consumer unit.

Reception Room

17'00" x 12'03"

Light and airy reception room benefiting from doubler opening 'French' doors to the garden and further featuring a plug in electric fire with a feature surround.

Bedroom 1

11'00" x 10'00"

Double bedroom with engineered oak flooring and a TV aerial.

Bedroom 2

11'00" x 9'06"

Double bedroom with built in fitted wardrobes and a TV aerial.

Shower Room

7'00" x 5'08"

Fitted with a three piece suite comprising a large walk in shower cubicle with mains fed shower head over, hand wash basin; built into vanity with mixer tap and WC with dual flush button, heated towel rail, fitted wall unit and an extractor fan.

Driveway

Paved driveway providing off road parking.

Garage

18'00" x 8'01"

Fitted with wall and base units, an up and over door, power and lighting and the garage also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems. The boiler is 1 years old with a 5 year guarantee.

Garden

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, timber seating bench, external wall lighting and a variety of well established trees and shrubbery.

Tenure

Freehold.

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

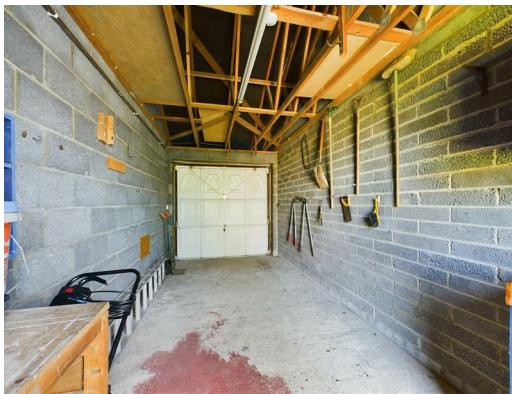
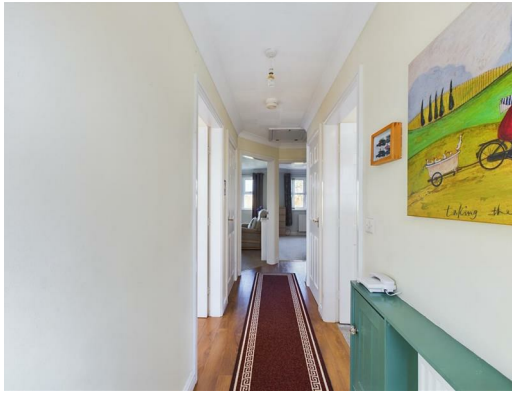
LN9 6PH

Tel. No. 01507 601 111

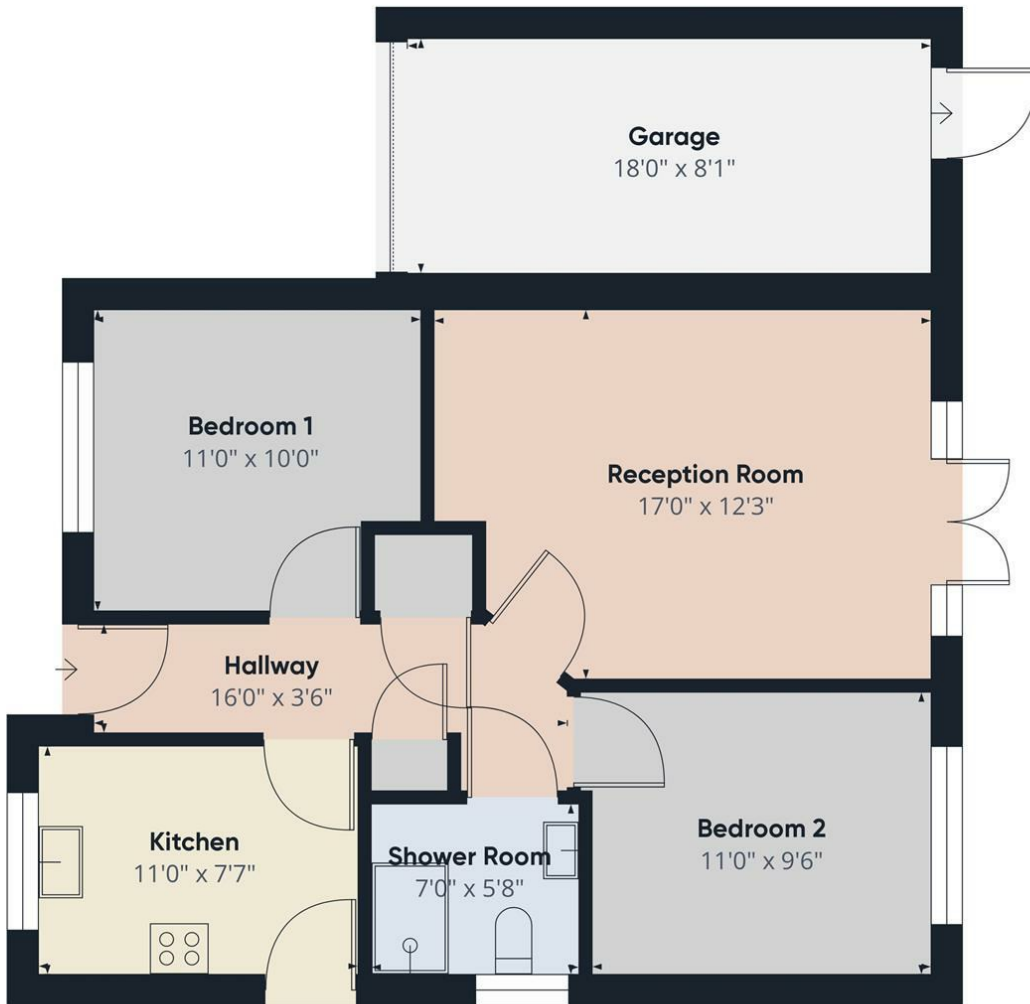
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.







Approximate total area⁽¹⁾
759.82 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.

GIRAFFE360

Directions

From our 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. Continue on Marine Avenue West and take your second right onto Tramway Drive and then right again onto Painters Way. Number 1a can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			65
(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	

