CHOICE PROPERTIES

Estate Agents

7 Church Park, Sutton-On-Sea, LN12 2SU

Reduced To £289,950

Choice Properties are delighted to bring to the market this most spacious three bedroom detached bungalow, situated just moments away from the golden sandy beaches of Sutton-On-Sea. Boasting ample living space, off road parking and a privately enclosed rear garden, this is not one to be missed! Early viewing is advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
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Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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The well laid out accomodation comprises:

Entry
9'10" x 6'9"
uPVC entrance door. Tiled flooring.

Hallway
Storage cupboard housing the wall mounted 'Viessmann' boiler. Thermostat controls. Loft access. Telephone point.

Living Room
17'3" x 12'4"
Light and airy living room with a gas fireplace set in feature surround. TV aerial point. Dual aspect windows.

Dining Room
8'0" x 11'6"
Ample space for dining table and chairs.

Kitchen
8'9" x 11'7"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, four ring induction hob with extractor over, integral oven and microwave. Spot lighting. Tiled walls. Space and plumbing for a dishwasher.

Bedroom 1
13'2" x 11'2"
Spacious double bedroom. Built in storage cupboard and over-bed storage. Bay window to the front.

Bedroom 2
11'7" x 8'7"
Double bedroom with integral storage cupboard. uPVC door to the conservatory. Mirrored sliding door to the en-suite wc.

En-Suite WC
3'2" x 5'8"
Hand wash basin and wc. Tiled walls.

Conservatory
11'7" x 9'0"
With polycarbonate roof and double opening patio doors to the garden.

Bedroom 3/Study
6'5" x 7'7"
Currently used as a study, space for a single bed.

Shower Room
8'8" x 5'9"
Fitted with walk-in shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Tiled walls.

Utility
8'11" x 8'9"
Base units with work surfaces over, stainless steel sink unit and drainer, plumbing for a washing machine, door to the integral garage.

Driveway
Providing off street parking.

Garage
8'11" x 11'2"
With electric roller door, power and lighting.

Garden
Occupying a sought after corner plot, the property benefits from a generous wrap around garden to the front which is laid to lawn. To the rear of the property is a privately enclosed garden with timber fencing and hedging to the boundaries. The rear garden is laid mostly to lawn and features a paved patio and gravelled area. Additonally, the garden further benefits from a timber summer house and shed.

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.

Viewing Arrangements
Viewing by appointment through Choice Properties on 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.

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)

1305.12 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.

Calculations are based on RICS IPMS 3C standard.

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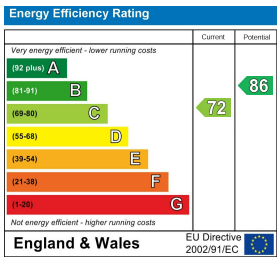
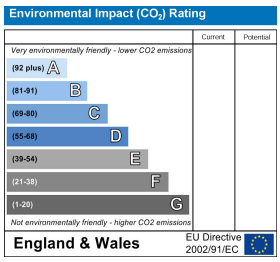
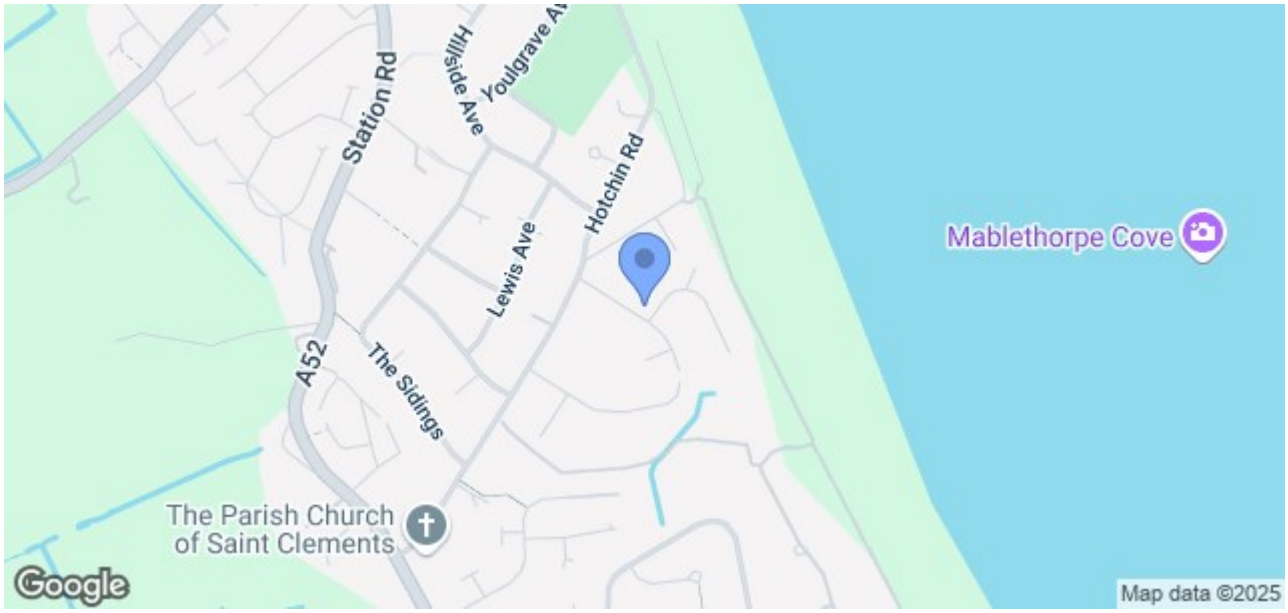
Directions

Head along the High Street towards the sea front. At the end of the High Street turn right onto York Road and continue past the playing fields and around the bend before turning left into Church Park. Number 7 can be found a short distance along on your left hand side.