



CHOICE PROPERTIES

Estate Agents

6 Shelley Close,
Sutton-On-Sea, LN12 2HD

Price £299,950



Choice Properties are delighted to bring to market this superb detached bungalow located on Shelley Close, Sandilands. With a fully modernised interior and large UVPC windows throughout, the property benefits from being abundantly light and bright. The property also boasts well proportioned rooms which allows it to have a natural flow from room to room. With a fully enclosed private garden, brick built garage and spacious driveway early viewing is highly advised.

With the additional benefit of gas central heating, UVPC double glazing and hardwood flooring throughout, the abundantly bright and beautifully presented internal living accommodation comprises:-

Hallway

15'1 x 7'9

With UVPC entrance door. Harwood flooring with continue through out the rest of property. Access to insulated and part boarded loft with pull down loft ladder. Consumer unit. Airing cupboard housing hot water tank and fitted shelving. Radiator. Power points.

Living Room

11'1 x 14'6

Part glass part wood door leading into the room from the hallway. UVPC bow window to front aspect. Radiator. Power point. Tv aerial point.,

Kitchen

8'0 x 11'10

Fitted with wall and base units with work surfaces over. Four ring electric hob with extractor hood over. 1 1/2 bowl sink with mixer tap and drainer. Integral oven. Integral dishwasher. Large UVPC window to front aspect. Spot lighting. Space for tall fridge freezer. Power points. Radiator. Door to:-

Utility

7'11 x 4'11

Fitted with wall and base units with work surfaces over. Worcester gas boiler in boxed unit. Plumbing for washing machine. Space for dryer. Part tiled walls. Power points. Radiator. Large UVPC window to rear aspect. UVPC door leading to garden. Door to:-

WC

4'8 x 3'6

Fitted with a corner wall mounted wash hand basin with mixer tap and push flush w.c. Radiator. Part tiled walls. UVPC window to side aspect. Spot lighting. Towel rail. Mirror over wall mounted vanity unit.

Dining Room

8'8 x 12'8

Spot lighting. UVPC sliding door to garden. Radiator. Power points.

Bedroom 1

10'5 x 10'1

UVPC window to rear aspect. Radiator. Power point. Door to:-

Ensuite

5'6 x 5'2

Fitted with a walk in corner shower and wash hand basin set into vanity unit with mixer tap. Part tiled and part panelled walls. UVPC window. Heated towel rail. Spot lighting. Back lit infrared touch Bluetooth mirror with integral make-up mirror.

Bedroom 2

9'3 x 9'0

UVPC window to front aspect. Radiator. Power points.

Bedroom 3

6'9 x 10'6

UVPC window to rear aspect. Radiator. Power points.

Bathroom

5'6 x 6'5

Fitted with a three piece suite comprising of panelled bath with shower attachment, wash hand basin over vanity unit with mixer tap and tiled splashback, and push flush w.c. Heated towel rail. Spot lighting. UVPC window. Part tiled, part panelled walls.

Driveway

To the front of the property is a gravelled driveway with space for up to two vehicles with space to incorporate a third parking spot.

Garage

Single brick built garage fitted with power and lighting. Fitted shelving. Traditional up and over garage door. Beamed ceiling.

Gardens

To the rear, the property boasts an easy to maintain, fully enclosed private laid to lawn garden with a variety of patio seating areas with paved footpath linking them all together. To the front, the property benefits from a small front garden which is home to a plethora of mature plants and shrubbery adding colour to 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 D.

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. 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^m
919.88 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

From Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and Shelley Close is the second turning on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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	

