



CHOICE PROPERTIES

Estate Agents

2 Church Close,
Sutton on Sea, LN12 2TE

Price £325,000



Welcome to this charming detached bungalow located in Church Close, Sutton on Sea. This delightful property boasts three bedrooms including an en suite in the main bedroom.

Situated close to the beach, you can enjoy leisurely strolls along the sandy shores or simply relax to the sound of the waves.

Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and take the first step towards embracing coastal living at its finest.

With the benefit of gas central heating and UPVC double glazing this spacious property consists of:

Front entrance door to:

Entrance 'L shaped' Hallway

Radiator. Fitted storage cupboards. Airing cupboard. Access to the loft area. Programmer and thermostat controls for the central heating.

Living Room

Gas fire. Radiator. Centre lighting.

Kitchen/Diner

Modern fitted wall and base units with integrated double electric oven/microwave and ceramic gas hob with filter hood over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated fridge/freezer and dishwasher. Central island with fitted cupboards. Radiator. Door to Utility and sliding patio door to Sun Room.

Utility Room

Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Radiator. Door leading out to the rear garden.

Sun Room

Door leading out to the rear garden.

Bedroom 1

Double bedroom with fitted double wardrobe. Radiator. Door to:

En-suite

With three piece white suite which consists of a large shower enclosure with electric shower, wash hand basin and w.c. Fully panelled walls. Radiator.

Bedroom 2

Double bedroom with fitted double wardrobe. Radiator.

Bedroom 3

Radiator.

Bathroom

With three piece white bathroom suite which consists of a panelled bath with electric shower and screen over, wash hand basin and w.c. Part panelled walls. Radiator.

Driveway

Spacious block paved driveway with parking for several vehicles including a caravan/motorhome.

Garage

Attached to the side of the property is a single garage with electric roller garage door. Side access door. Power and lighting.

Gardens

To the front of the property is feature planting. To the sides and rear are lawned gardens with paved and gravelled areas plus a variety of plants and flowers.

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

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⁽¹⁾
1127.63 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.

GIRAFFE360

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 and left again into Church Close.

