



CHOICE PROPERTIES

Estate Agents

12 Bluestone Way,
Sutton-On-Sea, LN12 2UU
Reduced To £299,950



It is a pleasure for Choice Properties to bring to the market this most spacious detached bungalow, occupying a pleasant position just moments away from the beach in the sought after Sutton-On-Sea. Boasting three bedrooms (one en-suite) and ample living space as well as well maintained gardens, this is not one to be missed! Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entry

uPVC front entrance door.

Hallway

Loft access. Telephone point. Thermostat controls. Radiator.

Living Room

Bay window to the front. Two radiators. Gas fire set in feature surround. Two feature wall lights. TV aerial point.

Dining Room

Ample space for dining table and chairs. Double opening upvc doors to the sunroom. Radiator.

Sunroom

With polycarbonate roof. Door to the garden.

Kitchen

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with separate hot and cold taps over, cooker point with extractor over, plumbing for a washing machine. Space for freestanding fridge/freezer. Part tiled walls. Radiator.

Utility

Stainless steel sink unit and drainer with mixer tap. Door to the garden. Plumbing for a dishwasher. Radiator.

WC

Fitted with wc and hand wash basin. Radiator.

Bedroom 1

Spacious double bedroom. Built in wardrobes. Radiator.

En-Suite

Fitted with shower enclosure with shower over, hand wash basin in vanity unit and wc. Radiator.

Bedroom 2

Double bedroom. Built in wardrobe. Radiator.

Bedroom 3

Radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with taps and shower attachment over, hand wash basin set in vanity unit and dual flush wc. Tiled walls. Radiator.

Garage

With up and over door, side pedestrian door, power and lighting.

Driveway

Providing off road parking for multiple vehicles.

Garden

To the rear of the property is a privately enclosed garden with timber fencing and hedging to the boundaries. The garden is mostly laid to lawn and features an attractive paved patio area.

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.

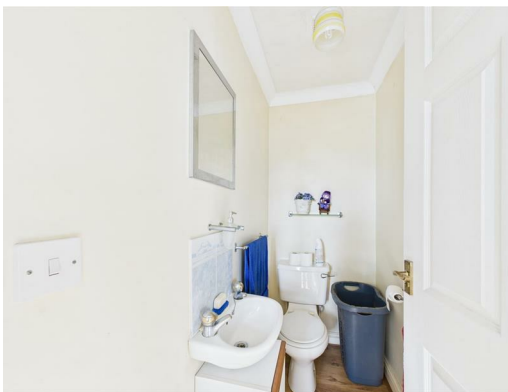
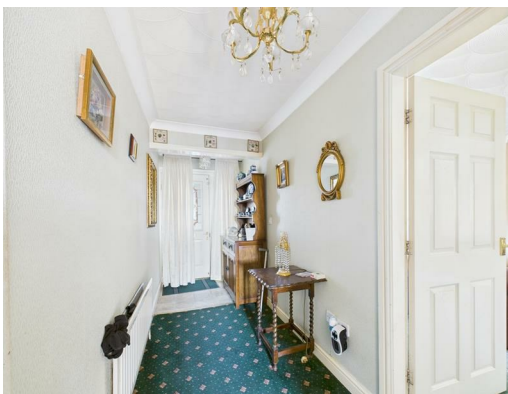
Opening Hours

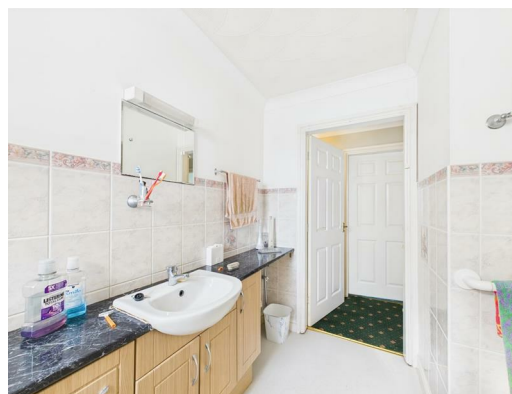
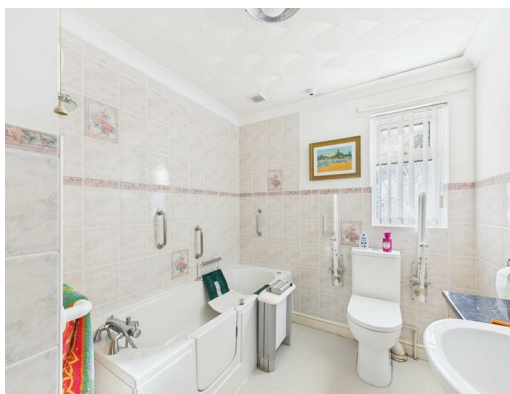
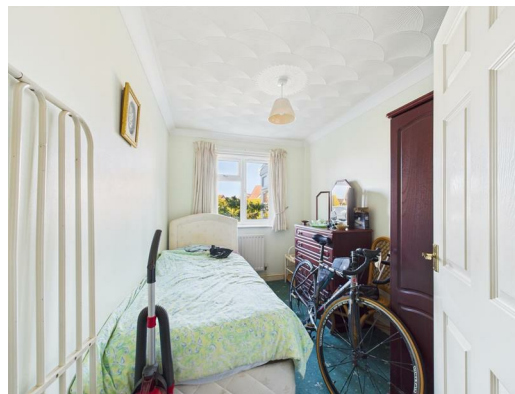
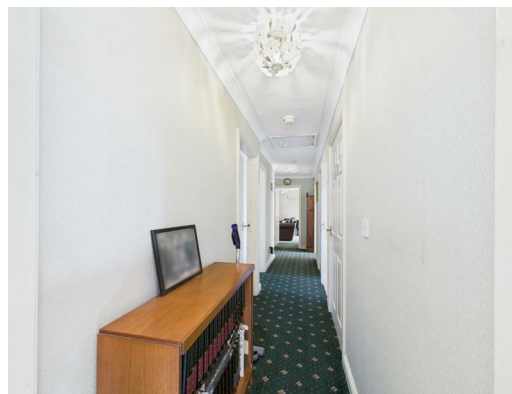
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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⁽¹⁾
1457.97 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 our office head right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Take your first left ,after the turning for the beach and golf course (Sea Lane), into Bluestone Way.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

