



CHOICE PROPERTIES

Estate Agents

Meadow Side, 13 South Road,
Sutton-On-Sea, LN12 2NE

Price £299,950



Choice Properties are delighted to bring to the market this superb detached three bedroom bungalow further benefitting from two reception rooms as well as two office spaces. This well maintained property is located in a sought after position close to the town centre and early viewing is advised.

The well laid out accommodation comprises:

Entrance hall

2'11" x 3'8"

Via 2 uPVC entrance doors to the front aspect leading to hallway and door to WC

Hallway

16'10" x 3'11"

Built in storage cupboard containing a radiator , L-shaped, radiator.

Kitchen

13'6" x 8'4"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, integral electric oven, four ring induction hob with extractor hood over, partly tiled walls, space for a dining table.

Utility room

10'1" x 8'1"

Plumbing for a washing machine and dishwasher, wall mounted 'Ideal' combination boiler, space for fridge/freezer, pedestrian door to the side aspect. Loft Hatch

Pantry

5'6" x 2'10"

Creating ample storage space with shelving and part tiled walls.

Reception room

14'5" x 12'10"

Light and airy reception room, electric fireplace set into featured brick surround, TV Aerial point, radiator, two feature wall lights.

Sitting room

11'0" x 9'0"

French double opening patio doors to the garden, radiator, wall light.

Office 1

7'5" x 9'2"

With shelving and wall light. Radiator

Office 2

8'0" x 5'11"

With shelving and spot light. Radiator

Bedroom 1

13'8" x 10'0"

Spacious double bedroom, radiator.

Bedroom 2

12'0" x 10'6"

Spacious double bedroom, radiator.

Bedroom 3

10'5" x 8'11"

Single bedroom, radiator.

Shower room

7'9" x 5'6"

Fitted with a three piece suite comprising walk in shower with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls, heated towel rail.

Driveway & Carport

Gravelled driveway providing off road parking and leading to car port.

Garden

To the rear of the property you will find a beautifully maintained garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features an abundance of hedging throughout. There is also a gravelled seating area which is ideal for dining alfresco or soaking up the sunshine. Several timber sheds are included in the sale.

Tenure

Freehold.

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 B.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

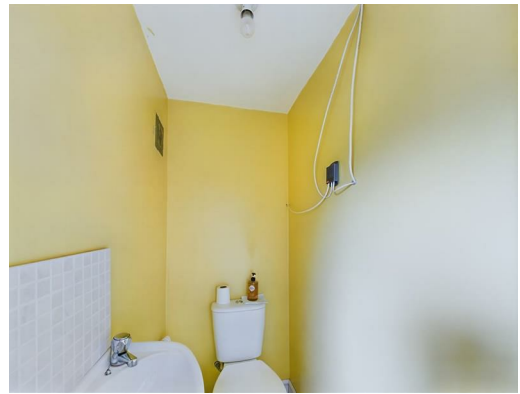
Opening hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

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
1137.75 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

From our Sutton on Sea office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left onto Marine Avenue, now take your first right onto South Road.

| Energy Efficiency Rating | | |
|---|-------------------------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-60) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 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 | | |
| (55-60) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

