



CHOICE PROPERTIES

Estate Agents

The Birds Nest, 42 Camelot Gardens,
Sutton-On-Sea, LN12 2HP

Price £199,950



Choice Properties are excited to bring to the market this well maintained two bedroom detached bungalow situated in a quiet residential position close to both the local amenities and beaches of Sutton on Sea. Offered with no further chain, this charming bungalow offers a generously proportioned layout, off road parking and a garage. Early viewing is most certainly advised.

The well laid out accommodation benefits from a gas central heating system, uPVC double glazing throughout and comprises:

Entrance Hall

4'00" x 2'07"

uPVC front door leading in to the entrance hall; featuring the wall mounted thermostat, a telephone point and doors leading to:

Kitchen/Diner

9'00" x 14'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for a freestanding fridge/freezer, plumbing for a washing machine, ample space for a dining table, double aspect windows, side uPVC door, partly tiled walls and the kitchen/diner further houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Reception Room

12'06" x 18'02"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial, telephone point and space for a freestanding electric feature fireplace.

Lobby

2'07" x 2'08"

Providing doors leading to:

Bedroom 1

12'02" x 9'06"

Spacious double bedroom.

Bedroom 2

9'02" x 12'07"

Spacious double bedroom benefiting from double opening 'French' doors to the garden.

Bathroom

9'00" x 6'04"

Fitted with a four piece suite comprising a clad bath tub with single hot and cold taps, corner shower cubicle with electric 'Creda' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, laminate flooring, partly tiled walls, extractor fan and loft access.

Driveway

Paved driveway with a uPVC car port providing off road parking.

Garage

8'07" x 15'09"

With an up and over door, side door, two side windows and power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundary, paved and further laid with shingle for ease of maintenance. The garden additionally benefits from an array of well established plants and shrubs.

Tenure

Freehold.

Viewing Arrangement

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.

Council Tax Band

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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

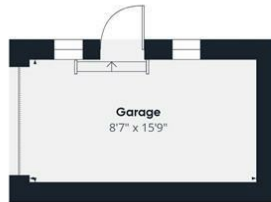
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
798.46 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 turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right.

