



CHOICE PROPERTIES

Estate Agents

9 Hall Leas Drive,
Sutton-On-Sea, LN12 2LQ
Reduced To £190,000



Choice Properties are delighted to present this two bedroom (one en-suite) detached bungalow, located ideally for the beach and local amenities. Further benefitting from ample outdoor space, early viewing is advised. *No onward chain*

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

Entrance Porch

5'2" x 3'7"

uPVC entrance door.

Lobby

4'4" x 4'6"

Tiled flooring.

Reception Room

19'11" x 11'6"

Light and airy reception room. Bow window to the front aspect. Space for a log burning stove set in feature surround (current stove will be removed and retained by the current vendor). Sliding door to the sunroom.

Sunroom

12'9" x 6'6"

Sliding door leading to the garden.

Kitchen

11'1" x 7'3"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, integral oven and four ring gas hob, space for freestanding fridge, space and plumbing for washing machine. Wall mounted 'Ideal' combination boiler. Tiled walls.

Bedroom 1

10'11" x 8'2"

Double bedroom.

En-Suite

8'11" x 6'2"

Fitted with panelled bath tub with taps and electric shower over, hand wash basin with mixer tap and dual flush wc. Tiled walls.

Bedroom 2

8'5" x 8'9"

Double bedroom.

Shower Room

8'2" x 8'2"

Fitted with three piece suite comprising enclosure with mains fed shower over, hand wash basin and dual flush wc. Tiled flooring.

Driveway

Providing ample off road parking.

Garage

16' x 8'7"

Up and over door. Power & lighting.

Covered Car Port

With double opening gates to the front giving access to the garage and covered store area.

Garden

To the rear of the property is a generously sized garden with timber fencing and hedging to the boundaries. The garden is laid to paving and lawn.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

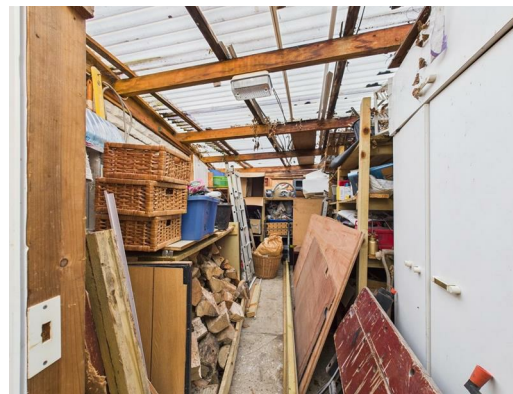
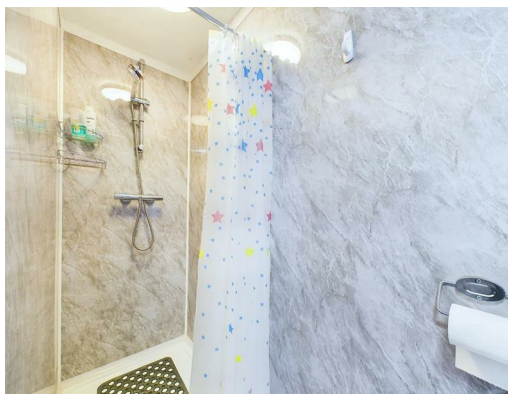
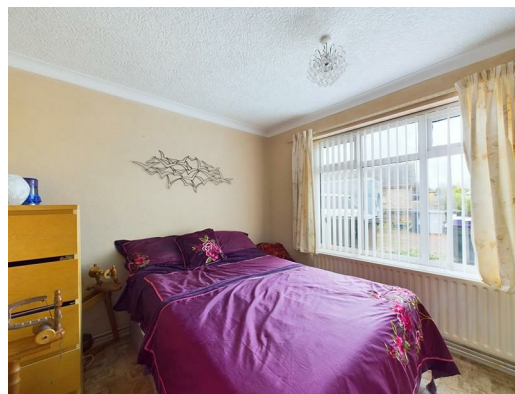
Monday to Friday: 9am - 5pm
Saturday: 9am - 3pm

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 together with a current utility bill. 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⁾
1322.02 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Directions

From our office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Hall Leas Drive is the next turning on the right. Number 9 can be found at the end of the cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		

