



# CHOICE PROPERTIES

*Estate Agents*

27 Grove Road,  
Sutton-On-Sea, LN12 2NH

Price £425,000



It is a pleasure for Choice Properties to bring to the market this most spacious detached bungalow, located ideally for the beach and local amenities in the popular seaside town of Sutton-On-Sea. Boasting four bedrooms (one en-suite) and offering generously proportioned rooms throughout, this impressive property is not one to be missed! Early viewing is advised.

This most spacious internal accommodation comprises:

### **Entrance Porch**

2'03" x 4'00"

Wooden front entrance door. Double opening doors to hallway.

### **Hallway**

Loft access. Radiator. Built in storage cupboard.

### **Reception Room**

11'09" x 17'09"

Light and airy reception room. Bay window to front aspect. TV aerial point. Gas fireplace set in feature surround with tiled hearth. Two feature wall lights. Radiator.

### **Kitchen/Diner**

11'10" x 13'10"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, plumbing for a washing machine, cooker point, space for fridge/freezer. Boiler. Part tiled walls. Tiled flooring. Radiator. Space for dining table and chairs.

### **Conservatory**

5'08" x 10'04"

Door to garden. Tiled floor.

### **Bedroom 1**

11'10" x 8'04"

Spacious double bedroom. Radiator. Built in wardrobe. Door to en-suite.

### **En-Suite**

7'10" x 2'10"

Fitted with shower tray and mains fed shower over, wc and hand wash basin. Tiled walls and flooring.

### **Bedroom 2**

11'10" x 11'08"

Spacious double bedroom. Built in wardrobes. Radiator.

### **Bedroom 3/ Dining Room**

9'09" x 10'03"

Double bedroom currently used as a dining room. Radiator.

### **Bedroom 4**

8'03" x 9'02"

Built in wardrobe. Radiator.

### **Bathroom**

8'09" x 6'04"

Fitted with bath tub with taps over and hand wash basin with taps over. Airing cupboard housing hot water cylinder. Radiator. Tiles walls and flooring.

### **WC**

5'04" x 2'08"

WC. Tiled walls and flooring.

### **Driveway**

Spacious driveway providing ample off road parking.

## **Double Garage**

Double garage with two up and over doors as well as side access pedestrian door.

## **Garden**

The property is fronted by a generously sized garden which is laid to lawn and features hedges to the boundaries. To the rear of the property is another generous garden, laid to lawn. The rear garden also features hedging to the boundaries and benefits from a timber summerhouse.

## **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](http://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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening Hours**

Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

## **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.

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.













# Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue then immediately left on to Park Road. Take your second left on to Park Road West and the next right on to Grove Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			66
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

