



# CHOICE PROPERTIES

## *Estate Agents*

5 Bluestone Way,  
Sutton-On-Sea, LN12 2UU

Reduced To £350,000



Choice Properties are delighted to offer for sale this impressive and expansive four bedroom detached house, situated in the most sought after location. The property further benefits from several spacious reception rooms, spacious gravelled driveway and an attractive and privately enclosed garden to the rear. Viewing is highly advised! **\*\*NO UPPER CHAIN\*\***

Offering generously proportioned rooms throughout with the most desirable layout, the immaculately presented accommodation comprises:-

#### **Entrance hall**

12'2" x 7'3"

Upvc double opening entrance door, dual aspect windows, tiled flooring, wall mounted meter box, wall mounted alarm system, power points, radiator, door to:-

#### **Hallway**

15'6" x 5'6"

Staircase to the first floor, uPVC door, wall mounted thermostat controls, laminate flooring, power points, radiator.

#### **Reception room**

12'0" x 20'7"

Spacious reception room, uPVC double glazed window to the front aspect, two radiators, gas fire set into featured marble effect surround with wooden mantle, TV Aerial point, telephone point, laminate flooring, sliding patio doors to the rear aspect leading into:-

#### **Kitchen**

9'3" x 15'3"

Fitted with a range of wall and base units with complimentary work surfaces over, two bowl resin sink unit with drainer and mixer tap, space for a Range cooker with featured stainless steel extractor hood over, plumbing for a dishwasher, partly tiled walls, power points, radiator, feature opening into:-

#### **Dining room**

7'11" x 8'6"

With dual aspect windows, inset spot lights to the ceiling, power points, radiator, patio door to the side aspect leading out onto the garden.

#### **Utility room**

9'3" x 7'9"

Fitted with wall and base units with complimentary worksurfaces over, space for fridge/freezer, plumbing for a washing machine, space for a tumble dryer, wall mounted 'Worcester' boiler, door to:-

#### **Study**

9'2" x 8'10"

With two uPVC double glazed windows to the front aspect, power points, radiator, wall mounted consumer unit.

#### **Sitting room**

12'2" x 9'4"

Upvc double glazed window to the rear aspect, power points, radiator.

#### **Conservatory**

10'1" x 12'1"

With triple aspect windows, polycarbonate pitched roof, power points, radiator, French double opening patio doors to the rear aspect.

#### **Landing**

8'9" x 12'8"

Access to the loft which is boarded to the middle area, inset spot lights to the ceiling, radiator, power points, Upvc double glazed window to the front aspect, built in storage cupboard.

#### **Bedroom 1**

11'11"x 12'7"

Remarkable spacious double bedroom, Upvc double glazed window to the rear aspect, power points, radiator.

#### **En-suite Shower room**

5'2" x 4'9"

Fitted with a three piece suite comprising shower cubicle, wash hand basin with single taps, dual flush w.c., tiled splash backs, radiator.

## **Bedroom 2**

12'8" x 12'0"

Remarkably spacious double bedroom, radiator, inset spot lights to the ceiling, Upvc double glazed window to the front aspect, power points.

## **Bedroom 3**

11'11" x 7'8"

Double bedroom, power points, Upvc double glazed window to front aspect, radiator, power points.

## **Bedroom 4**

8'0" x 10'7"

Upvc double glazed window to the rear aspect, radiator, power points with spot lighted ceiling.

## **Bathroom**

7'10" x 7'3"

Fitted with a three piece suite comprising panelled bath with mixer tap mains shower attachment over, wash hand basin with single taps set into vanity unit, dual flush w.c., tiled walls, inset spot lights to the ceiling, extractor fan.

## **Driveway**

Providing off road parking for several vehicles including a caravan/motorhome.

## **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden which is enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features a variety of plants, trees and shrubbery to the borders. Double opening timber gates to the side of the house provide access to the front of the property. External power powers and outside tap.

## **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.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 01507 443777.

## **Opening Hours**

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

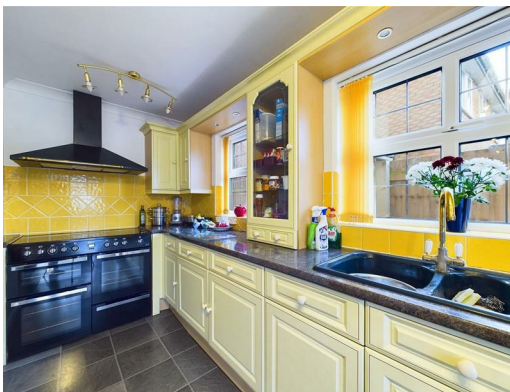
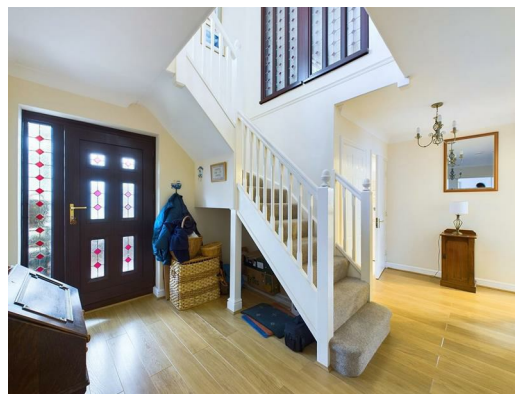
Saturday 9.00 a.m. to 3.00 p.m.

## **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 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.

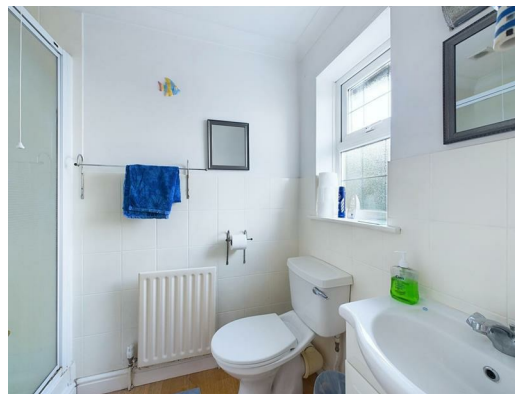
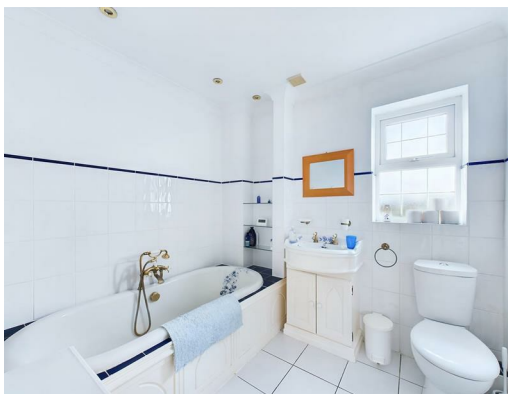














Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1792.96 ft<sup>2</sup>  
**Reduced headroom**  
24.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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. Number 5 can be found a short distance along on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

