



# CHOICE PROPERTIES

*Estate Agents*

11 Wilmington Drive,  
Sutton-On-Sea, LN12 2JU

Price £175,000



It is a pleasure for Choice Properties to bring to the market this semi detached two bedroom bungalow, situated in a quiet residential position, only a short distance from both the local amenities and beaches at Sutton on Sea. Offered with no onward chain, the bungalow gives any prospective buyer the opportunity to put their own stamp on the property to create a charming home. Early viewing is most certainly advised.

The well laid out accommodation comprises:

### **Entrance Porch**

2'01" x 4'02"

Double opening 'French' doors leading into the entrance porch with a door leading through to the:

### **Hallway**

8'00" x 5'02"

With a double built in cupboard housing the wall mounted 'Worcester' combination boiler and the wall mounted consumer unit, a further built in storage cupboard, a telephone point, wall lighting and access to the loft which is partly boarded.

### **Kitchen**

9'01" x 8'04"

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 extractor hood over, space and plumbing for a washing machine, space for an under-counter fridge/freezer, partly tiled walls and a uPVC door to the conservatory.

### **Reception Room**

11'03" x 15'06"

Fitted with a freestanding electric feature fireplace, TV aerial and sliding patio doors to the conservatory.

### **Conservatory**

13'00" x 8'07"

Featuring triple aspect windows, a polycarbonate roof, wall lighting and a uPVC door to the garden.

### **Bedroom 1**

10'08" x 12'09"

Spacious double bedroom with a built in double storage cupboard, TV aerial, telephone point and angled bay window to front aspect.

### **Bedroom 2**

9'09" x 9'03"

Double bedroom with a TV aerial.

### **Shower Room**

5'04" x 6'09"

Fitted with a three piece suite comprising a large shower cubicle with electric 'Triton T80' electric shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and a shaver point.

### **Driveway**

Providing off road parking.

### **Garage**

With an up and over door, power and lighting and side window.

### **Garden**

To the rear of the property you will find a well tended garden mainly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from an area laid with shingle for ease of maintenance and a variety of well established shrubs to the boundaries.

## **Tenure**

Freehold

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties Sutton on 01507 433777.

## **Opening Hours**

9am - 5pm Monday to Friday

9am - 3pm Saturday

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
894.69 ft<sup>2</sup>

(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.

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# Directions

From our Sutton on Sea office proceed Eastwards down the High Street and take your first right onto York Road (just before the pullover onto the beach). Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way then your second left into Wilmington Drive.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (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 |           |

