



CHOICE PROPERTIES

Estate Agents

4 William Green Close,
Sutton-On-Sea, LN12 2TZ

Price £299,950



Choice Properties are delighted to bring to the market this expansive three bedroom detached bungalow, situated in the most sought after location. The property further benefits from having a larger than average garage and driveway providing parking for several vehicles. The bungalow sits proudly upon an attractive corner plot, Viewing is highly advised!

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

11'10" x 8'9"

Access to loft via loft hatch. Two storage cupboards with one housing the 'baxi' gas combi boiler. Radiator. Thermostat for gas central heating.

Reception room

20'9" x 12'5"

Electric fireplace set in feature setting. Radiator. Sliding door to conservatory.

Kitchen

13'6" x 10'7"

Fitted with wall and base units with worksurfaces over. Four ring electric hob with tiled splashback behind and extractor hood over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Integrated electric oven. Plumbing for washing machine. Part tiled walls. Radiator. Power points. UVPC External door leading to garden.

Sun room

8'8" x 12'2"

Pitched glass roof. Double glazed windows to all aspects. Glass sliding door to garden.

Bedroom 1

13'6" x 9'9"

Fitted wardrobes with mirrored doors. Radiator.

Bedroom 2

10'8" x 11'6"

Fitted wardrobes with mirrored doors. Radiator.

Bedroom 3/Dining room

10'6" x 8'8"

Radiator.

Bathroom

8'8" x 8'1"

Fitted with a four piece suite comprising of panelled bath, fully enclosed shower cubicle, low level w.c, and a wash hand basin set over vanity unit. Fully tiled walls. Radiator.

W.c.

2'1" x 6'0"

Fitted with a wall mounted wash hand basin and a low level w.c. Fully tiled walls

Driveway

Block paved driveway providing parking for several vehicles including a caravan/motorhome.

Garage

20'9" x 11'7"

Fitted with power and lighting and an up and over garage door. Pedestrian access door to rear.

Garden

The property stands proudly upon an attractive and generously sized plot. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The majority of the garden is neatly laid to lawn and features a tranquil wildlife pond. There is also a spacious paved patio seating area, ideal for soaking up the sunshine or dining alfresco. Timber gates to either side of the property provide access to the front garden.

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 D.

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.

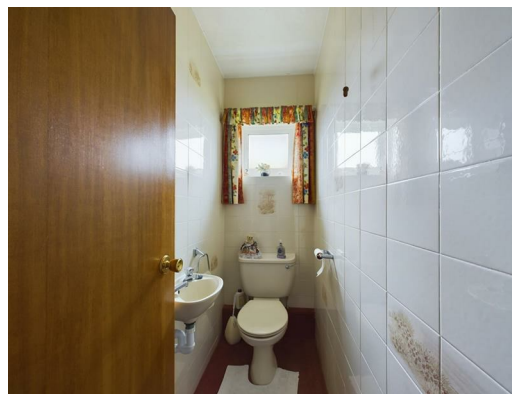
Making an Offer

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.







Approximate total area⁽¹⁾
1337.09 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.

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Directions

From our Sutton on Sea office, after passing along the High Street continue forward at the mini roundabout then turn right into Marine Avenue West. William Green Close is the second turning on the left hand side. As you enter the cul-de-sac, Number 4 can be found on the left.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

