



CHOICE PROPERTIES

Estate Agents

Two Stacks Park Road,
Sutton-On-Sea, LN12 2LW

Reduced To £230,000



Choice Properties are excited to offer for sale this most spacious three bedroom detached house, conveniently located just moments from the beaches and local amenities of Sutton on Sea. Further offered with no onward chain the property boasts a generously sized plot, two garages and gives any prospective buyer the potential to put their own stamp on the property. Early viewing is advised.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

Entrance Hall

6'11" x 15'01"

Front uPVC door leading into the entrance hall with laminate flooring, a fitted storage cupboard with railing, stairs to the first floor, and under stair storage cupboard and doors to:

Reception Room

13'10" x 16'11"

Light and airy reception room benefiting from double aspect windows and fitted with a gas fireplace, TV aerial, telephone point and wall lighting.

Kitchen/Dining Room

9'10" x 25'05"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated double electric 'Indesit' oven, space and plumbing for a dishwasher, space for a freestanding fridge/freezer, ample space for a dining table, double aspect windows, partly tiled walls, TV aerial and the kitchen/dining room also features a cupboard housing the wall mounted 'Alpha E-Tec 28' combination boiler; supplying both the central heating and hot water systems.

Sun Room

9'07" x 10'00"

Benefiting from double aspect windows and featuring double opening 'French' doors to the garden, laminate flooring and a TV aerial.

Rear Lobby

9'10" x 6'06"

With a uPVC door to the garden and doors to:

Utility Area

6'02" x 9'03"

Fitted with wall and base units with worktop over, space and plumbing for a washing machine, fitted double storage cupboard with shelving and the utility area also houses the wall mounted consumer unit.

WC

5'01" x 3'03"

Fitted with a WC with cistern lever and pedestal hand wash basin with single hot and cold taps and a tiled splashback.

Integral Garage

10'09" x 16'02"

With an up and over door, power and lighting.

Garage

9'01" x 16'04"

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

Bedroom 1

12'06" x 10'08"

Spacious double bedroom with two fitted double wardrobes with sliding doors, TV aerial and double aspect windows.

Bathroom

9'05" x 5'07"

Fitted with a three piece suite comprising a clad bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls.

Landing

3'03" x 5'05"

With a uPVC window to side aspect and doors to:

Bedroom 2

13'11" x 11'00"

Double bedroom with double aspect windows, a TV aerial, built in single storage cupboard and a door to the Jack and Jill WC.

Bedroom 3

10'03" x 10'09"

Double bedroom benefiting from double aspect windows and fitted with a built in single storage cupboard, loft access and a door to the Jack and Jill WC.

Jack and Jill WC

5'03" x 2'01"

Fitted with a WC with cistern lever and a pedestal hand wash basin with single hot and cold taps.

Driveway

Expansive gravelled driveway providing ample off road parking.

Gardens

The property is surrounded by a generously sized garden, mainly laid to lawn with timber fencing to the boundaries and further featuring an array of well established trees and shrubbery.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High Street, Sutton on Sea, Lincolnshire. 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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

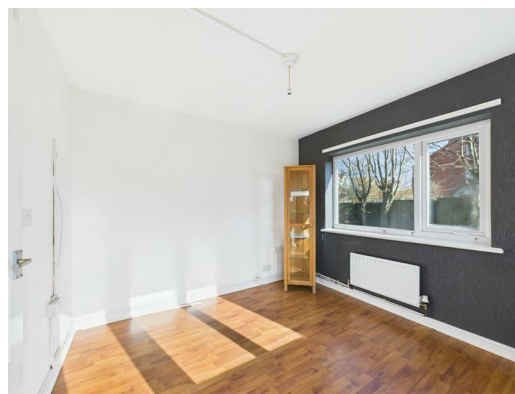
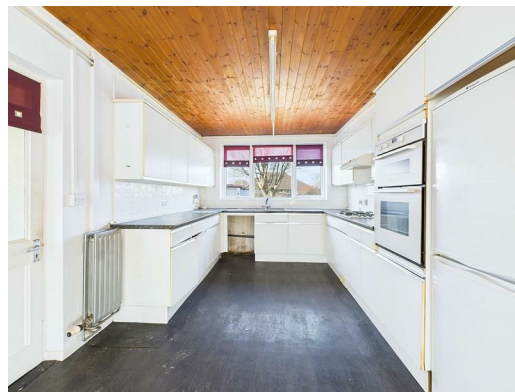
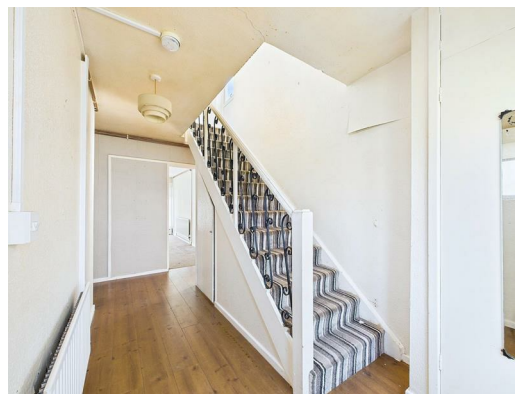
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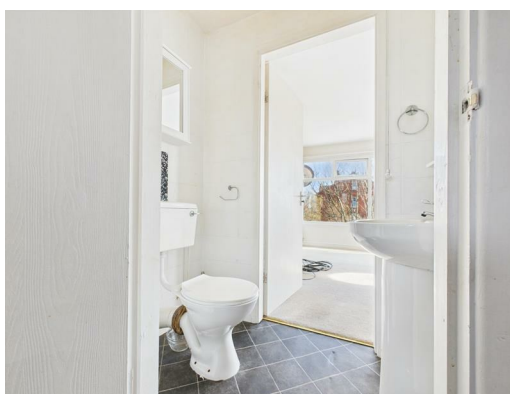
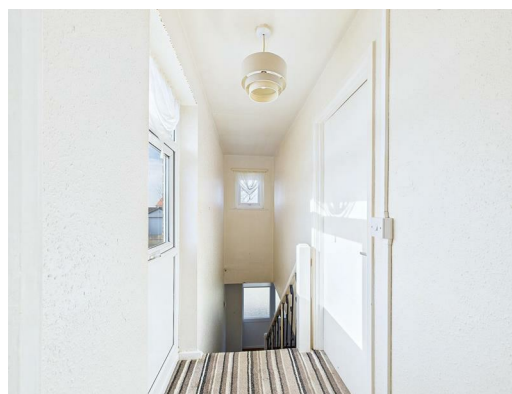
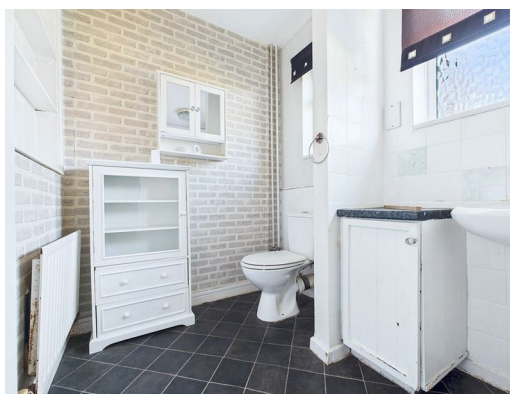
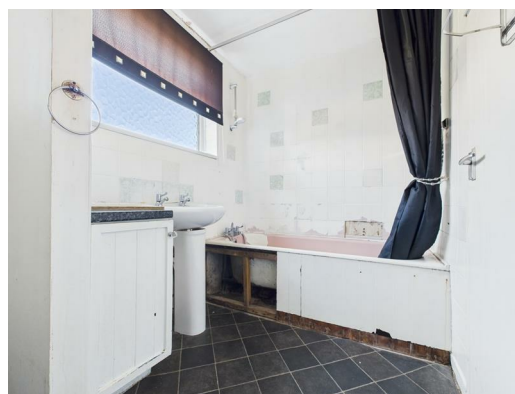
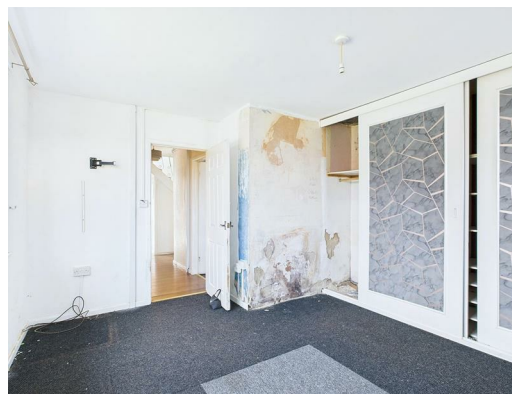
Tel. No. 01507 601 111

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.

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.

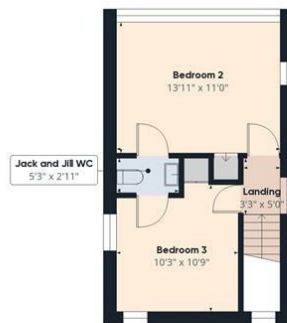








Floor 0



Floor 1

Approximate total area⁽¹⁾
1653.87 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.

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Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and the property can be found on your left hand side, before the fifth turning on your left on to Park Road. The property's driveway can be accessed from Park Road, shortly after turning left onto Park Road.

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

