



CHOICE PROPERTIES

Estate Agents

Hideaway Furlongs Road,
Sutton-On-Sea, LN12 2JF

Reduced To £185,000



Choice Properties are delighted to bring to the market this spacious two bedroom semi detached bungalow, situated in the most sought after location just a stones throw from the beach and being offered with no upper chain. The property further benefits from off street parking and has a private decked area to the rear. Early viewing is highly advised!

With the additional benefit of gas central heating and uPVC double glazing throughout, the well presented internal accommodation comprises:-

Side entrance door to:

Entrance Hall

5'6" x 3'6"

Radiator. Door to:

Lounge

12'8" x 12'4"

Box bay window. Radiator.

Hallway

7'10" x 2'10"

Smoke alarm.

Kitchen

9'9" x 9'4"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Plumbing for washing machine. Part tiled walls. Radiator. Door leading out to the rear garden.

Bedroom 1

12'5" x 8'10"

Radiator.

Bedroom 2

9' x 7'10"

Radiator.

Bathroom

9'8" x 7'2"

With four piece white bathroom suite which consists of a panelled bath, shower enclosure with mixer shower, wash hand basin and w.c. Fully tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Access to the loft area.

Driveway

Paved driveway with five bar field gate to the front.

Gardens

To the front of the property is a lawned garden with feature planting. To the rear is a small enclosed garden which is decked.

Garage/workshop

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 A.

Viewing arrangements

Viewing by Appointment through Choice Properties, Sutton-On-Sea, Tel 01507 443777

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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⁾
565.96 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 take a left along the High Street. As you reach the traffic lights turn right onto York Road. Follow the road past the football field and at the bend veer left. Hideaway can then be found on your right hand side before the pullover.

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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(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		

