



CHOICE PROPERTIES

Estate Agents

5 Camelot Gardens,
Sutton-On-Sea, LN12 2HP

Reduced To £255,000



Choice Properties are delighted to bring to the market this most spacious three bedroom (one en-suite) detached bungalow, occupying an ideal position just moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. Further benefitting from a large reception room and kitchen/diner, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall

4'1" x 6'7"

Composite front entrance door. Built in storage cupboards with sliding doors. Radiator.

Reception Room

15'4" x 24'6"

Light and airy reception room with bay window to the front and double opening 'French' style patio doors to the side leading out to the garden. TV aerial point. Gas fireplace set in feature surround. Ample space for dining table and chairs. Two radiators.

Kitchen / Diner

8'6" x 24'8"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, plumbing and space for washing machine, dishwasher and dryer, integral oven and four ring gas hob with extractor over, space for freestanding fridge/freezer. Ample space for table and chairs. Two radiators. Bay window to the front. Cupboard housing the wall mounted combination boiler. Door leading out to the garden.

Lobby

3'5" x 9'0"

Doors to:

Bedroom 1

11'5" x 9'11"

Spacious double bedroom. Radiator.

En-Suite

2'6" x 7'1"

Fitted with shower enclosure with electric shower over, hand wash basin and wc.

Bedroom 2

9'6" x 13'0"

Spacious double bedroom with built in wardrobes. Radiator.

Bedroom 3

10'4" x 9'2"

Radiator.

Bathroom

9'5" x 6'1"

With four piece bathroom suite comprising panelled bath tub, shower enclosure, hand wash basin and wc. Part tiled walls and tiled flooring. Radiator.

Driveway

Providing off road parking.

Garage

With electric roller door and rear pedestrian door.

Garden

To the rear of the property is a privately enclosed rear garden with timber fencing to the boundaries. The garden is mostly paved and laid to gravel for ease of maintenance. There are a number of small areas laid to lawn and a useful timber shed.

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 C.

Viewing arrangements

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

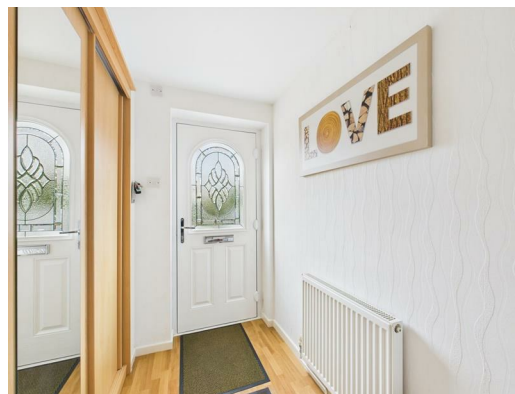
Opening Hours

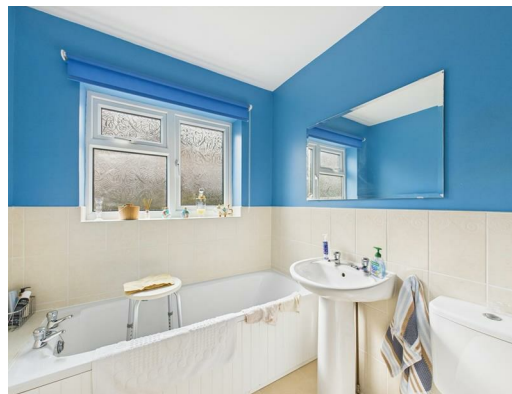
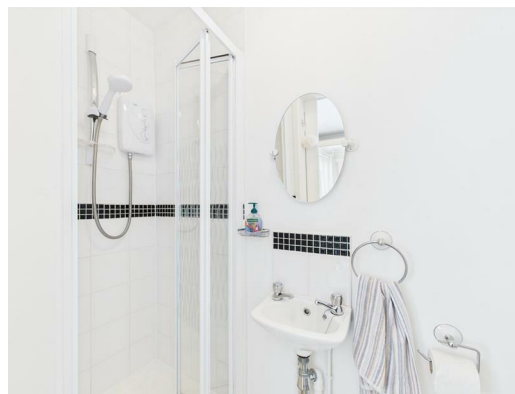
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

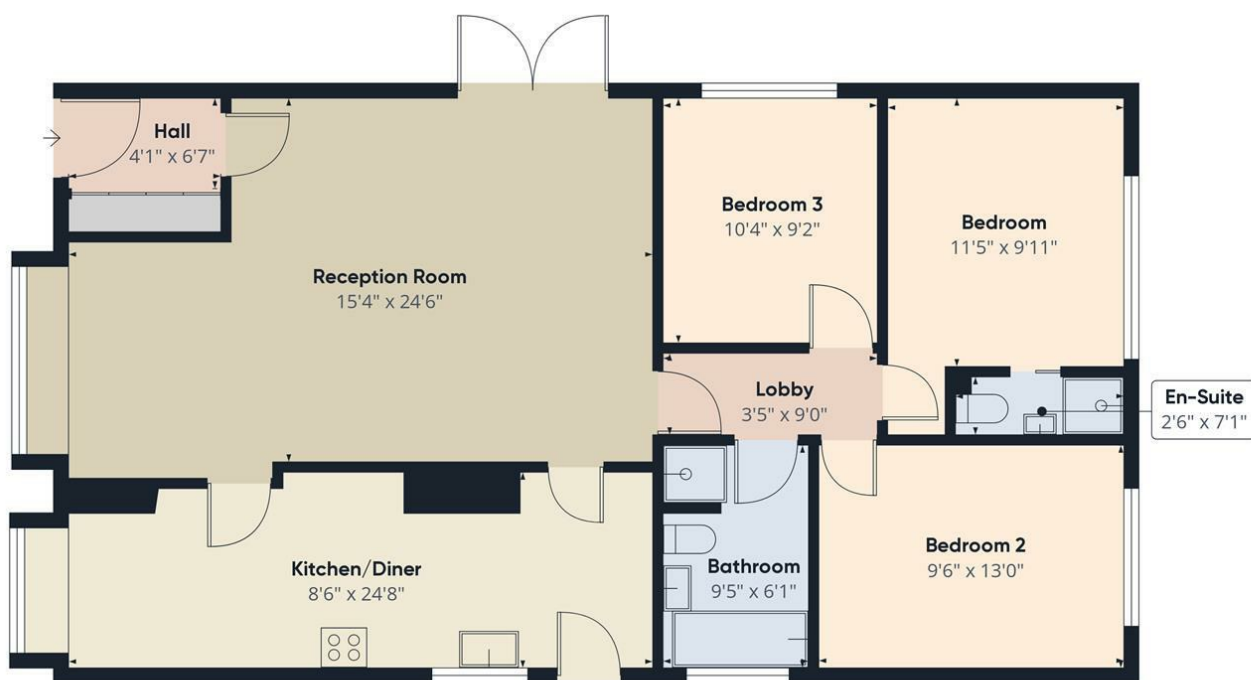
Making an Offer

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 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

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⁾
1057.33 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.

GIRAFFE360

Directions

From our Sutton-on-Sea office head west along High Street until you reach the roundabout where you take the first exit. Continue for 200m then turn right onto Camelot Gardens.

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		85	(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		

