



CHOICE PROPERTIES

Estate Agents

Iona Park Road,

Sutton-On-Sea, LN12 2NJ

Reduced To £194,950



It is a pleasure for Choice Properties to bring to the market this most spacious semi-detached bungalow, occupying an ideal position close to the award winning beaches of local amenities of Sutton-On-Sea. Boasting three bedrooms (one en-suite) and a remarkably spacious, light and airy reception room, early viewing of this impressive property is certainly advised!

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

Entry

2'9" x 6'1"

uPVC entrance door. Tiled flooring.

Hallway

13'6" x 4'5"

Tiled flooring. Loft access. Storage cupboard. Radiator.

Kitchen

10'2" x 11'9"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point, plumbing for a washing machine, wall mounted 'Ideal' combination boiler. Tiled flooring and part tiled walls. Dual aspect bay windows.

Reception Room

10'1" x 23'8"

Light and airy reception room with dual aspect windows including large bay to the front with skylight. 4 radiators including 2 in the bay. TV aerial point.

Bedroom 1

8'0" x 11'10"

Spacious double bedroom. Built in wardrobes. Radiator.

En-Suite

5'10" x 9'9"

Fitted with four piece suite comprising panelled bath tub with taps over, shower enclosure with electric shower over, hand wash basin and dual flush wc. Part tiled walls. Part mermaid boarded walls. Radiator.

Bedroom 2

9'11" x 11'8"

Spacious double bedroom. Built in wardrobes. Radiator.

Bedroom 3

9'10" x 9'10"

Built in wardrobes. Radiator. Door leading to the garden.

Shower Room

6'5" x 6'4"

Fitted with three piece suite comprising tiled shower enclosure with electric shower over, hand wash basin and wc. Tiled flooring. Part tiled walls. Radiator.

Driveway

Providing off road parking.

Garage

With up and over doors to the front and rear, pedestrian door to the side.

Gardens

The property is fronted by a well maintained garden laid to gravel for ease of maintenance. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. This is laid with paving slabs for ease of maintenance.

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

By appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 9am-5pm
Saturday - 9am - 3pm

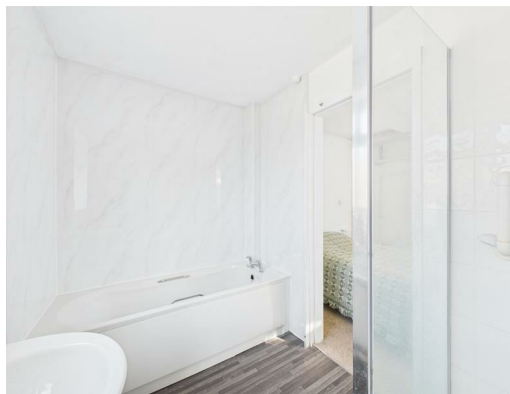
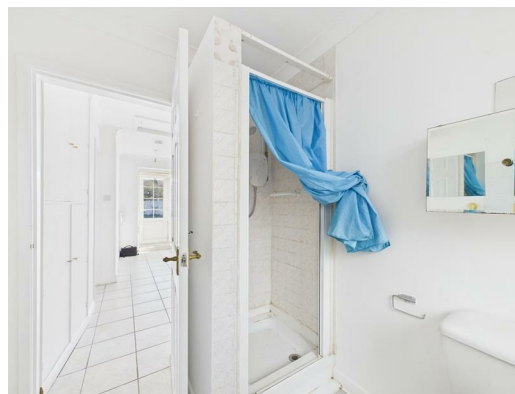
Making an Offer

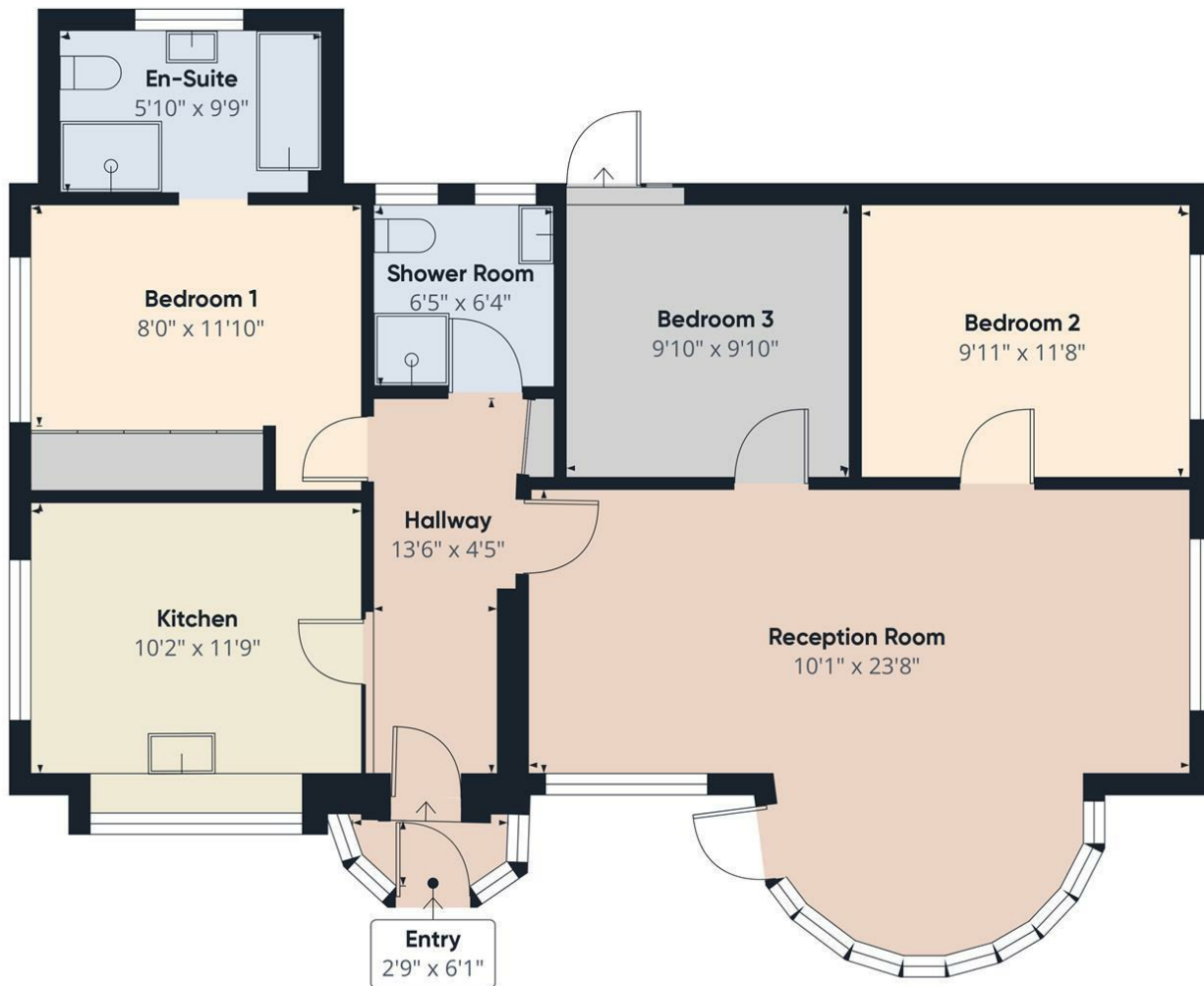
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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⁾
957.26 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 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 take your fifth turning on your left on to Park Road and the property is a short way along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

