



CHOICE PROPERTIES

Estate Agents

9 Park View,
Sutton-On-Sea, LN12 2NT

Price £289,950



Nestled in the charming area of Park View, Sutton-On-Sea, this delightful detached bungalow offers a perfect blend of comfort and convenience.

The heart of the home is undoubtedly the kitchen/diner, which is designed to be both functional and sociable, making it perfect for family meals or gatherings with friends.

Surrounding the bungalow are private gardens, offering a tranquil outdoor space to unwind and enjoy the fresh air.

Conveniently located close to local amenities, this property ensures that essential services and leisure activities are just a short distance away. This prime location makes it easy to enjoy the best of Sutton-On-Sea, from its beautiful beaches to local shops and eateries.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the spacious accommodation comprises:

Front entrance door to:

Entrance Hall

Radiator. Loft access with pull down ladder. Smoke alarm. Storage cupboard. Programmer controls for the central heating.

Lounge

Electric fire set in feature surround. Radiator. Bow window.

Study

Electric consumer unit. Gas combination boiler which supplies the central heating and hot water.

Kitchen/Diner

Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer. Integrated electric oven and gas hob. Integrated dishwasher. Plumbing for washing machine. Radiator. Door leading out to the rear garden.

Bedroom 1

Radiator

Bedroom 2

Radiator.

Bedroom 3/Sitting Room

Radiator. Double doors leading out to the rear garden.

Shower Room

Large shower enclosure with electric shower, wash hand basin set in vanity unit and w.c. Fully tiled walls. Tiled floor. Towel rail. Extractor fan.

Driveway

Garage

Roller garage door. Personal door to the rear.

Gardens

To the front of the property is a lawned and gravelled garden with feature borders. To the rear is a privately enclosed garden which is also laid to lawn with feature borders. Pergola. 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

By appointment through Choice Properties on 01507 443777.

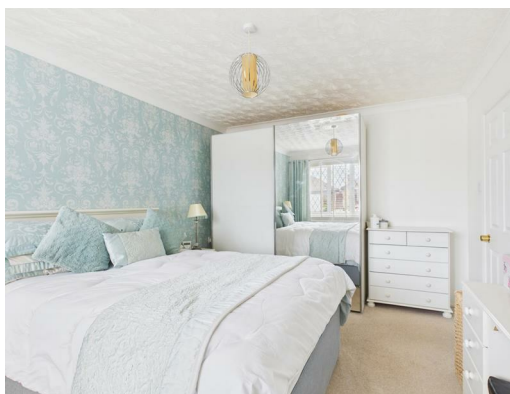
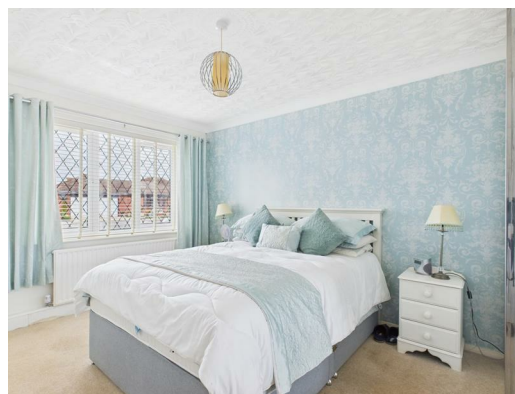
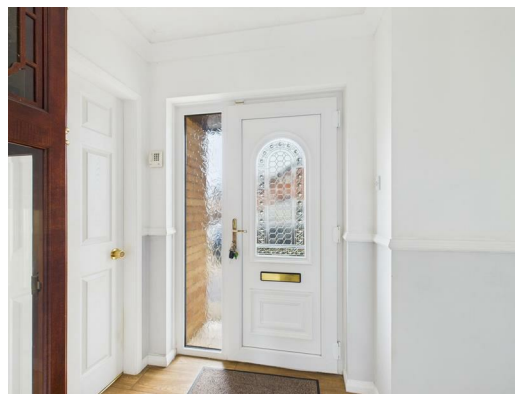
Opening hours

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 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^m
1193 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, now take your next right on to Park View.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		

