



CHOICE PROPERTIES

Estate Agents

13 The Sidings,
Sutton-On-Sea, LN12 2SJ

Price £260,000



Choice Properties are pleased to offer for sale this two bedroom detached bungalow with a spacious Kitchen/Diner. The property is located in a sought after residential position convenient for the beach, village and local amenities.

Offering Generously Proportioned Rooms Throughout, The Abundantly Light and Beautifully Maintained Accommodation Comprises :-

Hallway

11'4"x3'0"

Enter via UPVC double glazed entrance door, loft access (insulated with built in loft ladder) wall mounted thermostat controls, telephone point.

Living Room

11'11"x14'11"

Spacious living room with UPVC double glazed window to the front aspect, electric fire set into featured surround, TV aerial point.

Kitchen/Diner

20'5"x8'5"

Fitted with a range of wall and base units with work surfaces over, one and half bowl stainless steel sink unit with drainer and mixer tap, Cooker point, space for free standing fridge/freezer, plumbing for washing machine, space for a dining table, wall mounted combination boiler. Door to:

Sunroom

20'6"x8'1"

With UPVC double glazed windows, solid roof, UPVC double glazed French patio doors leading into the garden.

Bedroom 1

13'2"x10'4"

Spacious double bedroom with UPVC double glazed window, TV aerial point.

Bedroom 2

9'8"x10'10"

Double bedroom with UPVC double glazed window.

Shower Room

6'9"x7'4"

Fitted with a modern 3 piece suite comprising large shower cubical with mains shower over, wash hand basin set into vanity unit, dual flush WC, mermaid board and tiling to the splash backs, UPVC double glazed frosted window.

Rear Porch

7'7"x6'0"

Door to garden and garage.

Driveway

Paved driveway providing off road parking

Garage

8'7"x21'1"

Garden

To the rear of the property is a privately enclosed garden The garden is laid mostly to lawn and features A spacious decking area.

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.

Tenure

Freehold

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

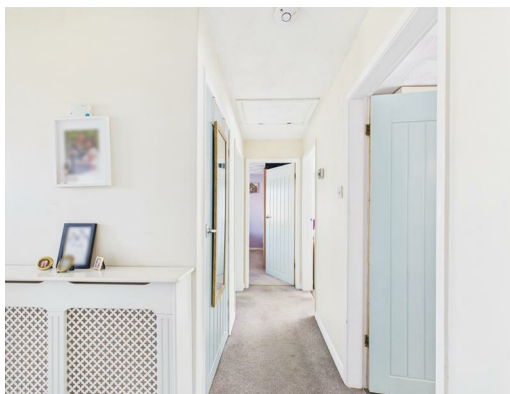
Opening hours

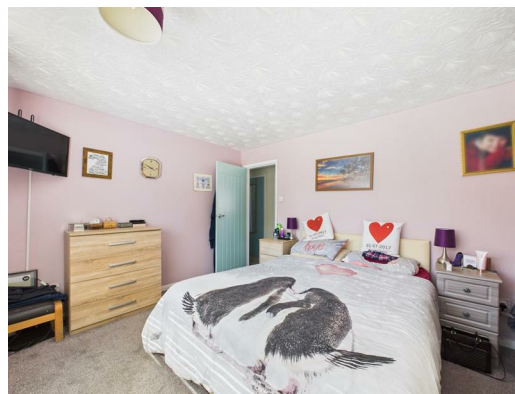
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

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 regulations 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^m
1142 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.

GIRAFFE360

Directions

From our office head along the High Street, in the direction of the seafront, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way which leads to The Sidings. 13 The Sidings can be found a short distance on your right hand side.

