



CHOICE PROPERTIES

Estate Agents

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

Price £225,000



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow benefitting from a sun room and enclosed rear garden. This superb property is located in a sought after position and early viewing is advised. NO ONWARD CHAIN.

The property has the benefit of Gas Central Heating and UPVC Double Glazed windows and doors. The spacious internal accommodation consists of :-

Front entrance door to:

Entrance Hallway

Doors to the Kitchen/Diner and Lounge

Lounge

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

Kitchen/Diner

Fitted wall and base units with work surfaces over. Integrated Fridge/freezer. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine. Gas cooker point. Part tiled walls. Bench seating. Side door to covered side area.

Inner Hall

Doors to the bedrooms and shower room.

Shower Room

With three piece white suite which consists of a shower enclosure with mixer shower, wash hand basin and w.c. Fully tiled walls. Radiator. Loft access. Cupboard housing the gas combination boiler which supplies the central heating and hot water.

Bedroom 1

Radiator.

Bedroom 2

Radiator. Thermostat control for the central heating. Double doors leading through to:

Sun Room

Radiator. Spot lighting. Door leading out to the rear garden.

Covered side area

Side store

Driveway

Gardens

To the front is a lawned garden with a low level wall. To the rear is a privately enclosed garden which is also laid to lawn with a paved patio area.

Tenure

Freehold

Council Tax

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

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

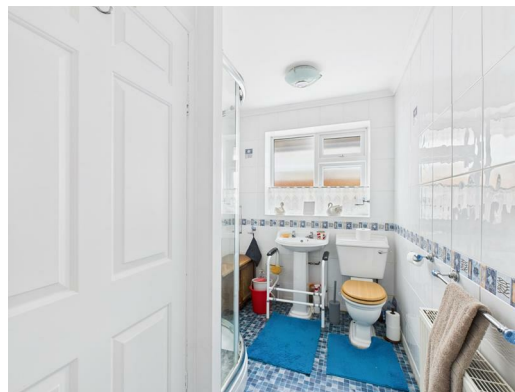
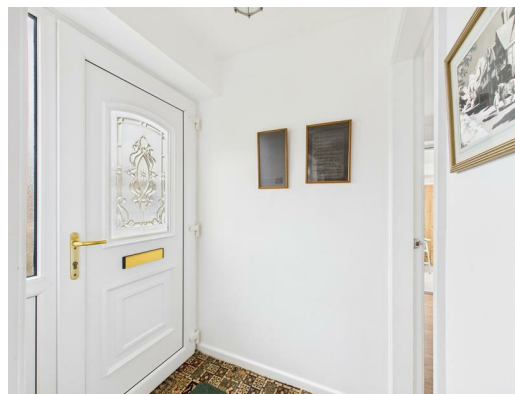
Saturday 9.00 a.m. to 3.00 p.m.

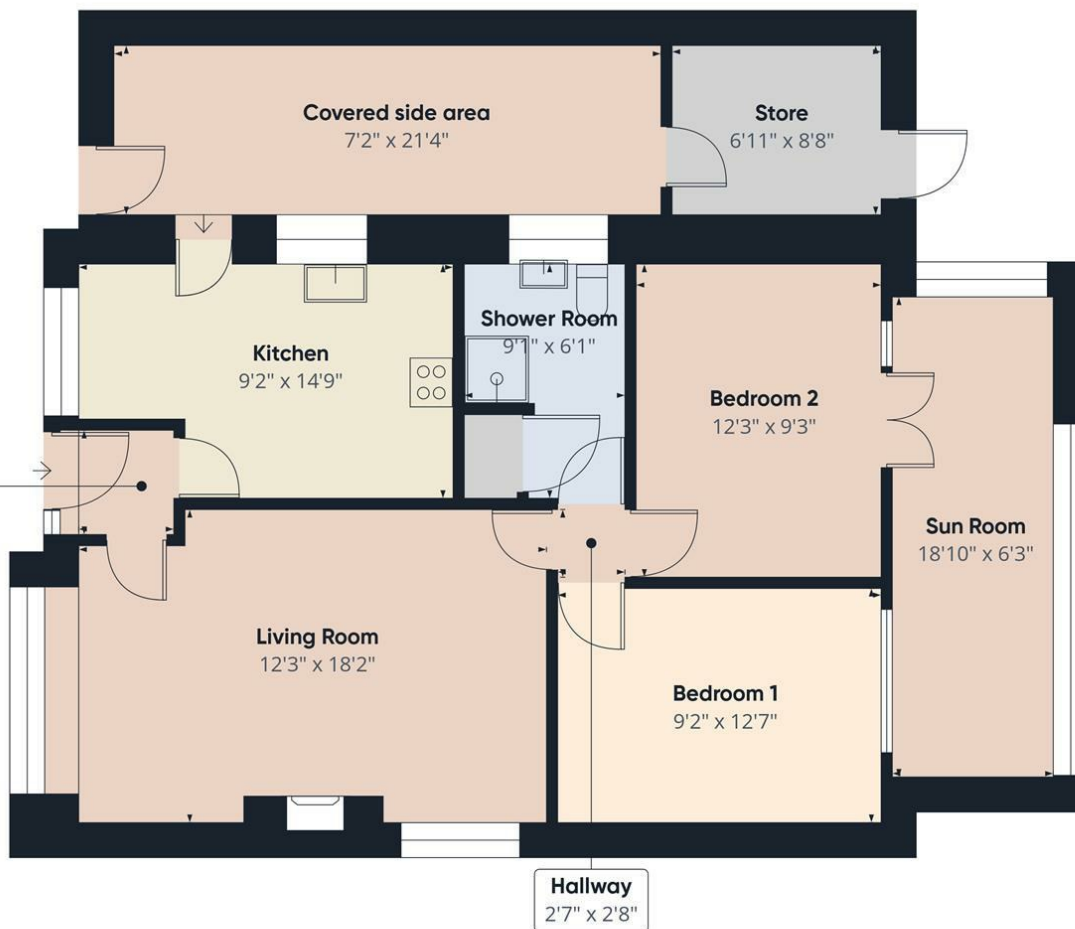
Making an offer

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 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^m
989 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 Sutton on Sea office head right along the High Street and turn left at the mini roundabout then take your second right onto Camelot Gardens. Number 83 can be found a short way along just after the first right turning which continues around Camelot Gardens.

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	

