



CHOICE PROPERTIES

Estate Agents

16 Wilmington Drive,
Sutton-On-Sea, LN12 2JU

Price £230,000



Choice Properties are delighted to offer for sale this spacious and well presented detached bungalow, boasting three bedrooms, light and airy reception room and stylish kitchen. Occupying an impressive corner plot in a quiet, sought after residential spot just moments from the local amenities and golden sandy beaches, early viewing is certainly advised!

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

Entry

5'4" x 3'9"

uPVC entrance door. Radiator.

Hallway

6'0" x 11'1"

Radiator. Loft access. Doors to:

Reception Room

11'9" x 15'10"

Light and airy reception room with dual aspect windows. TV aerial point. Radiator. Thermostat controls.

Kitchen

9'9" x 17'4"

Fitted with a range of wall and base units with work surfaces over, sink unit with mixer tap over, integrated oven and four ring gas hob with extractor over, plumbing for a washing machine. Space for freestanding fridge/freezer. uPVC rear entrance door. Radiator. Wall mounted electric consumer unit.

Bedroom 1

12'2" x 10'3"

Spacious double bedroom. Radiator.

Bedroom 2

9'6" x 12'3"

Double bedroom. Radiator.

Bedroom 3

8'8" x 7'1"

Radiator.

Shower Room

6'7" x 7'6"

Fitted with white three piece suite comprising walk-in shower enclosure with electric shower over, basin set in vanity unit with mixer tap and dual flush wc. Radiator.

Driveway

Providing off road parking.

Garage

With up and over door.

Gardens

The property benefits from a spacious corner plot, with well tended gardens, mainly laid to lawn and timber fencing to the boundaries.

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

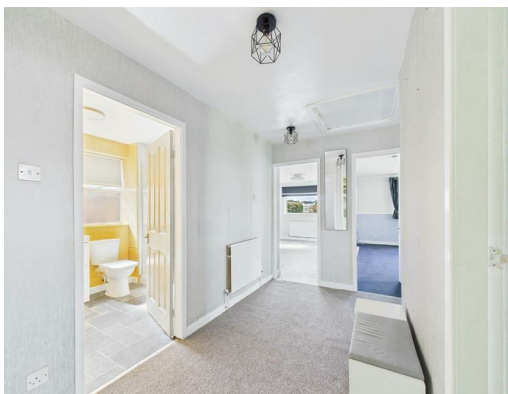
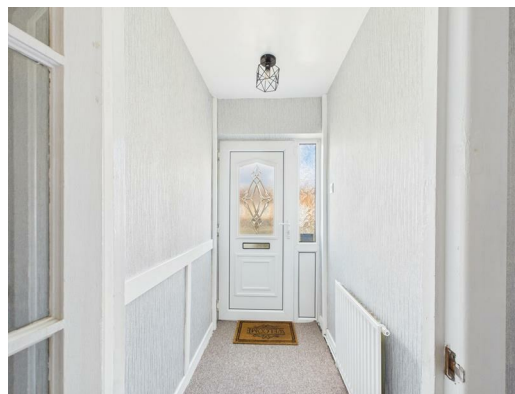
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

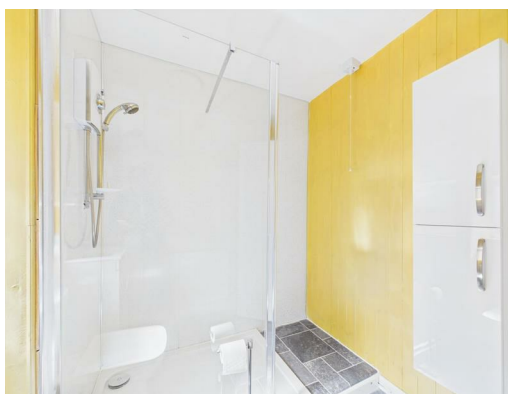
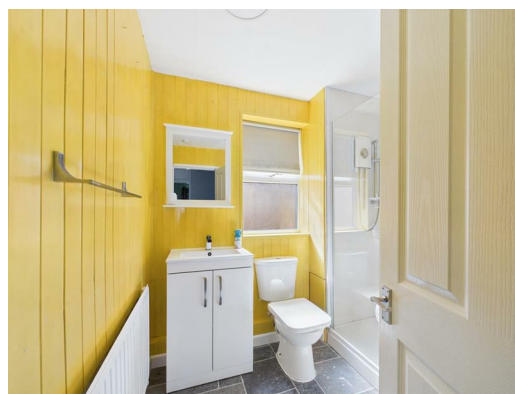
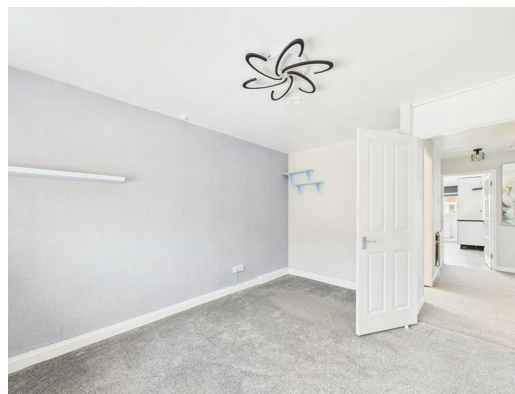
Making an Offer

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^m
803 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 proceed Eastwards down the High Street and take your first 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 then your second left into Wilmington Drive.

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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	51		(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		

