



CHOICE PROPERTIES

Estate Agents

8 Shelley Close,

Sutton-On-Sea, LN12 2HD

Reduced To £260,000



Choice Properties are delighted to offer for sale this spacious and well presented two/three bedroom detached bungalow, situated in a sought after residential area by the golden sandy beaches of Sutton-On-Sea. Offering generously proportioned rooms throughout and a flexible layout, and further benefitting from off road parking and an enclosed rear garden, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this impressive internal accommodation comprises:

Entrance Hall

4'7" x 4'10"

uPVC entrance door. Wall mounted consumer unit.

Hallway

6'1" x 9'11"

Storage cupboard. Loft access. Radiator. Doors to:

Reception Room

16'11" x 11'5"

Light and airy reception room with angled bay window to the front. Gas fireplace set in feature surround with wooden mantle. TV aerial point. Two radiators.

Sitting Room/Bedroom 3

12'11" x 10'0"

Currently laid out as a second sitting room but offers potential for a third bedroom. uPVC sliding doors to the garden. Radiator.

Kitchen

13'3" x 9'3"

Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, cooker point with extractor hood over. Breakfast bar. Part tiled walls. Radiator.

Utility

8'1" x 4'7"

Work surfaces with space and plumbing for appliances underneath. Space for freestanding fridge/freezer. Wall mounted gas boiler. Radiator.

WC

5'1" x 3'4"

Fitted with wc and hand wash basin. Radiator.

Bedroom 1

10'0" x 10'9"

Spacious double bedroom. Built in wardrobes. Radiator.

Bedroom 2

11'3" x 6'5"

Radiator.

Shower Room

8'0" x 7'3"

Fitted with three piece suite comprising shower enclosure with electric shower over, wc and hand wash basin set in vanity unit. Tiled walls and flooring. Radiator.

Driveway

Providing off street parking.

Garage

With up and over door.

Gardens

The property is fronted by a low level brick wall which sits in front of a small garden area, laid to lawn, and the block paved driveway. To the rear of the property is a privately enclosed garden with timber fencing and hedges to the boundaries. The rear garden is laid mostly to lawn and features paved patio area and useful 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.

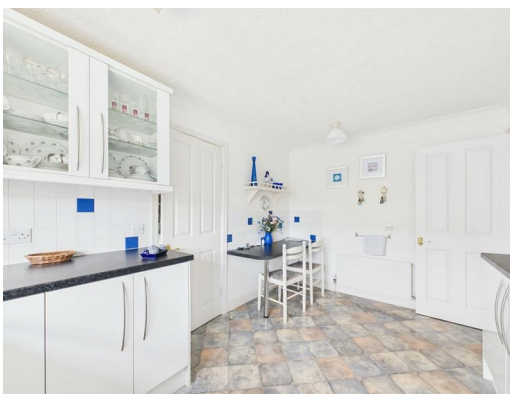
Opening Hours

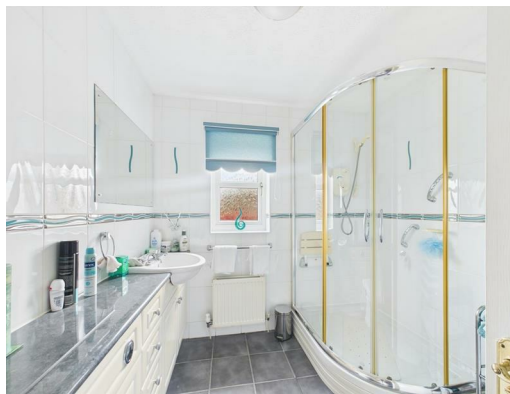
Monday - Friday: 9am - 5pm
Saturday 9am - 3pm

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⁽¹⁾
897.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and Shelley Close is the second turning on your left hand side.

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

