



# CHOICE PROPERTIES

## *Estate Agents*

4 Church Close,  
Sutton-On-Sea, LN12 2TE

Price £335,000



Choice Properties are delighted to bring to the market this most desirable and beautifully presented three bedroom (1 en-suite) detached bungalow, perfectly positioned in the most sought after location, just a short distance from the local amenities and stunning beaches. This superb bungalow further benefits from spacious driveway with garage and sits proudly upon attractive and well tended gardens. Early viewing is highly advised!

Offering generously proportioned rooms throughout with an exceptional layout, the beautifully maintained accommodation comprises:-

#### **Entrance hall**

12'2" x 6'10"

Spacious and abundantly light hallway, built in storage cupboard housing the wall mounted 'Worcester' combination boiler, loft access.

#### **Reception room**

18'8" x 11'10"

With uPVC double glazed window to the front aspect, feature fireplace, TV Aerial point.

#### **Kitchen/Dining room**

16'5" x 11'10"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl porcelain sink unit with drainer and stainless steel mixer tap, integrated cooker and microwave, four ring induction hob with featured extractor over, central breakfast bar, space for a dining table, plumbing for a dishwasher, partly tiled walls, uPVC double glazed sliding patio doors leading into the:-

#### **Sun room**

11'6" x 8'5"

With glass pitched roof and featured internal blinds, uPVC double glazed triple aspect windows, uPVC double glazed patio door to the side aspect.

#### **Utility room**

4'10" x 8'9"

One bowl stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, tiled splash backs, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear aspect leading into the garden, door leading to garage.

#### **Bedroom 1**

11'7" x 10'8"

Remarkably spacious double bedroom, uPVC double glazed window to the rear aspect, fitted wardrobes with featured bed frame surround, door to:-

#### **En-suite shower room**

5'5" x 7'3"

Fitted with a modern three piece suite comprising shower cubicle with mains 'Waterfall shower over and further secondary mains shower, wash hand basin and dual flush w.c. set into featured vanity unit, chrome heated towel rail, tiled walls.

#### **Bedroom 2**

10'7" x 10'7"

Spacious double bedroom with uPVC double glazed window to the front aspect, built in wardrobes with featured sliding mirrored doors.

#### **Bedroom 3**

7'1" x 8'3"

With uPVC double glazed window to the front aspect, telephone point, built in wardrobes with featured mirror doors to the frontage.

#### **Bathroom**

7'10" x 7'10"

Fitted with a modern three piece suite comprising shower cubicle with mains Waterfall shower over and secondary mains shower, wash hand basin set into featured vanity unit, dual flush w.c., mermaid boards to the walls, chrome heated towel rail, extractor fan, uPVC double glazed window.

### **Driveway**

Spacious paved driveway providing off road parking for several vehicles including a caravan/motorhome.

### **Garage**

16'11" x 8'11"

With electric roller door, power and lighting, wall mounted consumer unit, solar panel system, internal door leading into the utility room.

### **Garden**

The front gardens are well maintained with featured borders and plants, trees and shrubbery. To the rear of the property you will find an attractive and generously sized garden which is privately enclosed with timber fencing to the boundaries and adorned with established plants, trees and shrubbery throughout. There's a lovely paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining with family and friends. There is also a further paved seating area located outside the utility room. A gate to either side of the bungalow provides access to the front gardens. There is also a Greenhouse and useful timber storage shed included in the sale.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

### **Opening hours**

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

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

### **Viewing arrangements**

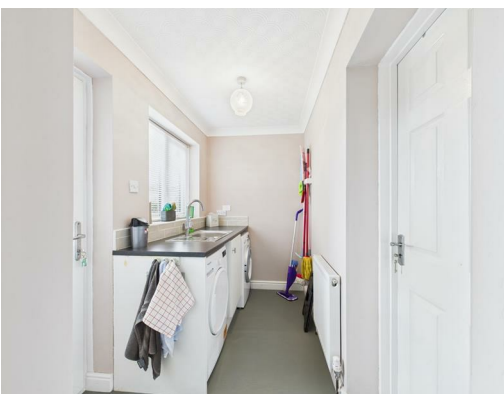
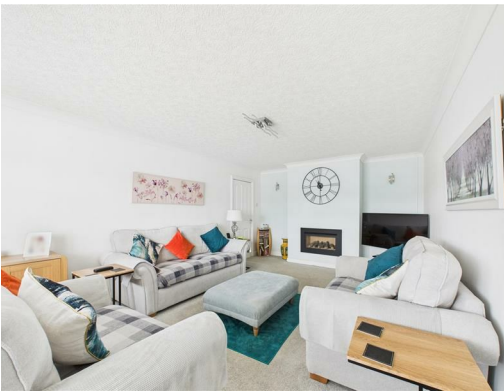
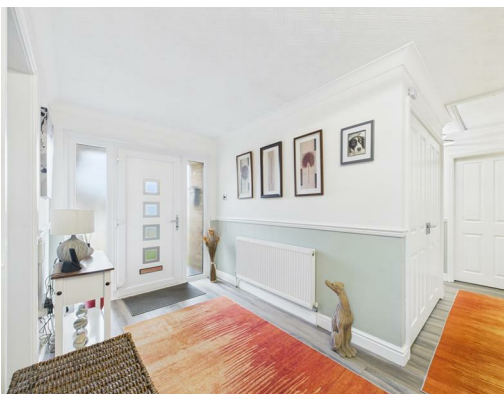
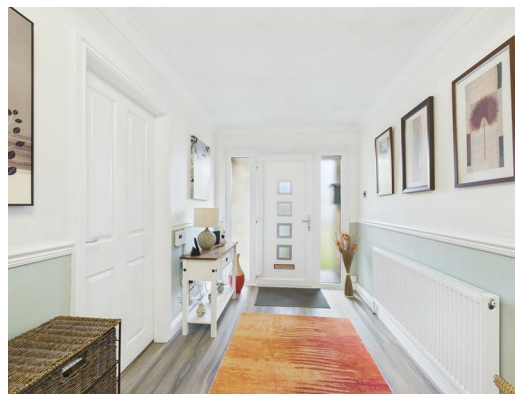
Viewing by appointment through Choice Properties on 01507 443777.

### **Making an offer**

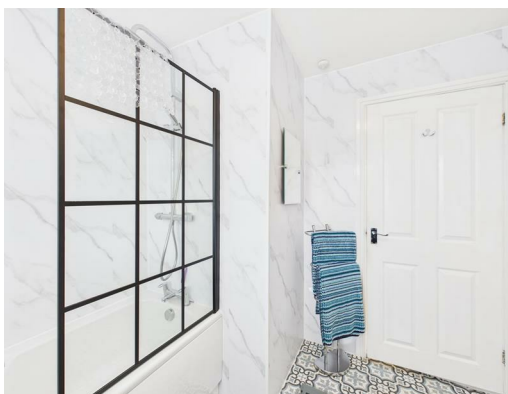
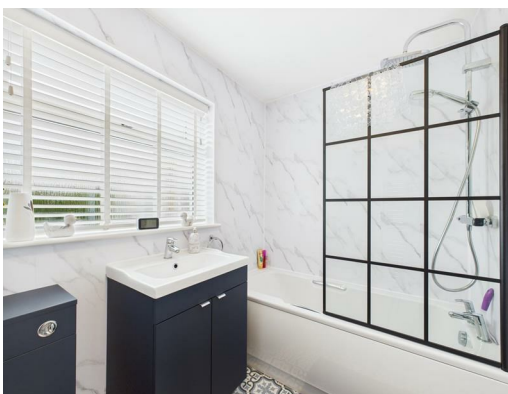
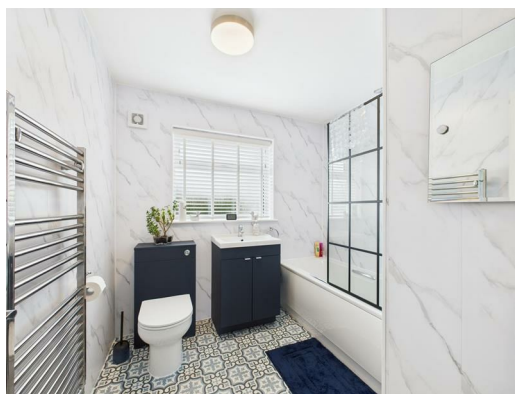
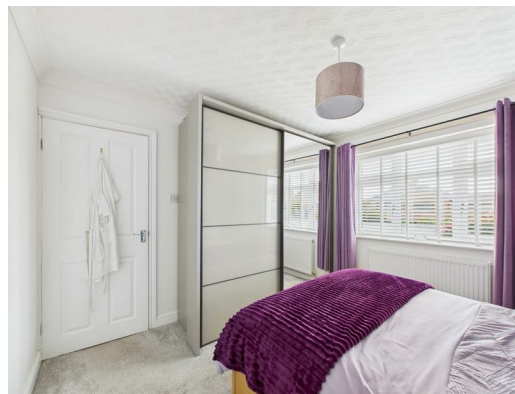
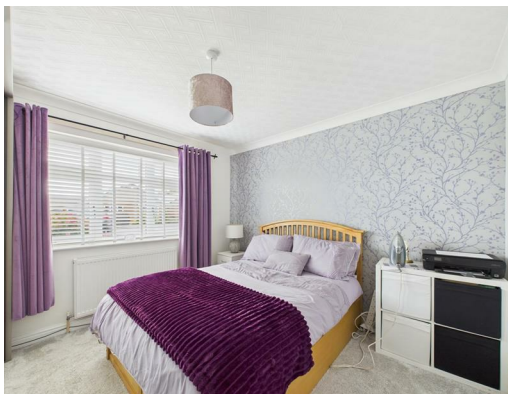
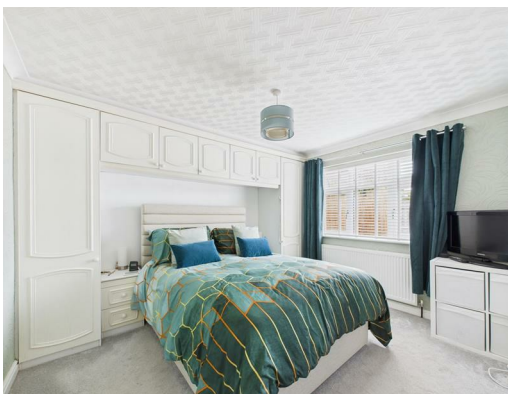
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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<sup>m</sup>**  
1269 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Directions

Head along the High Street towards the sea front. At the end of the High Street turn right onto York Road and continue past the playing fields and around the bend before turning left into Church Park and left again into Church Close. Number 4 can then be found on your right hand side.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 81        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

