



CHOICE PROPERTIES

Estate Agents

2 Hillside Avenue,
Sutton-On-Sea, LN12 2JH

Price £399,950



It is an absolute pleasure for Choice Properties to bring to the market this most amazing four bedroom (three en-suite) detached house, located a stone's throw from Sutton on Sea's award winning beaches. Having undergone a complete renovation, including a two storey extension to the rear, the property boasts five bathrooms overall, a beautifully designed and maintained garden to the rear and a high-quality finish throughout. Early viewing is most certainly recommended to appreciate the beautiful family home on offer.

The abundantly light and bright and beautifully maintained accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch

3'00" x 6'03"

Front uPVC door leading into the entrance porch with a window to both side aspects, laminate flooring and a door to:

Hallway

15'07" x 6'05"

With laminate flooring, stairs to the first floor, an under-stair storage cupboard and doors to:

Reception Room

14'10" x 12'00"

Light and airy reception room benefiting from dual aspect windows including a bow window to front aspect and featuring a log burning stove set on a tiled hearth with a feature brick surround and rustic wooden mantle, TV aerial and telephone point.

The property presents a downstairs space of spectacular open plan living, consisting of:-

Dining Area

8'10" x 11'10"

Providing ample space for a dining table with laminate flooring, inset spot lighting and an integral door to the garage.

Kitchen Area

13'01" x 10'11"

Fitted with a range of stylish wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Zanussi' electric hob with stainless steel 'Zanussi' extractor hood over, two electric 'Zanussi' ovens, a integrated 'Zanussi' microwave, integrated 'Zanussi' dishwasher, inset spot lighting and a breakfast bar island. Door to the utility area.

Open Plan Living/Dining Area

24'04" x 11'11"

Living area

Featuring a log burning stove set on a feature hearth with log store, a telephone point, laminate flooring and a TV aerial.

Second Dining Area:

Again providing ample space for a dining table with inset spot lighting, laminate flooring and double sliding patio doors to the rear garden and composite decked area.

Utility Area

12'10" x 4'10"

Fitted with a range of tall and base units with worktop over, space for a freestanding tumble dryer, space and plumbing for a washing machine, laminate flooring, rear composite door to the garden and the utility area further features a cupboard housing the wall mounted 'Baxi Assure' condensing boiler.

Shower Room

8'11" x 4'03"

Fitted with a three piece suite comprising a large shower enclosure with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, shaver point, heated towel rail, extractor fan, tiled flooring and partly tiled walls.

Garage

16'02" x 9'00"

Integral garage with an electric roller door, power and lighting and side frosted window.

Landing

15'03" x 2'07"

With access to the loft, a built in airing cupboard housing the hot water cylinder and doors to:

Bedroom 1

10'03" x 11'06"

Spacious double bedroom fitted with a triple wardrobe with sliding doors, a telephone point and a door to the:

En-suite Shower Room

10'02" x 4'10"

Sizeable shower room fitted with a three piece suite comprising a large shower enclosure with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, shaver point, tiled flooring, partly tiled walls, extractor fan and a heated towel rail.

Bedroom 2

11'07" x 10'11"

Spacious double bedroom benefiting from dual aspect windows including a bow window to front aspect and a door to the:

En-suite Shower Room

3'02" x 7'02"

Fitted with a three piece suite comprising a shower cubicle with folding door and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, heated towel rail and an extractor fan.

Bedroom 3

7'02" x 9'11"

Double bedroom with a built in triple wardrobe with sliding door and a door to the:

En-suite Shower Room

3'03" x 6'11"

Fitted with a three piece suite comprising a shower cubicle with folding door and mains fed shower head over, hand wash basin; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, extractor fan and a heated towel rail.

Bedroom 4

7'06" x 7'04"

With double aspect windows.

Bathroom

8'10" x 5'05"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, shaver point, extractor fan and a heated towel rail.

Driveway

The property is fronted by a block paved driveway, providing ample off road parking for multiple vehicles.

Outside Store

7'04" x 5'04"

With power and lighting.

Day Room

6'01" x 11'01"

With power and lighting. The day room is ideal for a home study for working from home, and is fronted by a composite decked, undercover seating area.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The rear garden has been redesigned along with the renovation of the property and is beautifully maintained, being mostly laid to lawn with an array of well established trees and shrubs to the boundaries. The rear garden additionally features a large composite decked seating area from the double patio doors in the open plan living space, housing an undercover area for a hot tub and a perfect spot for outside dining, entertaining or just soaking up the sunshine. To the rear of the garden you will find two brick built outbuildings, both composite clad with power and lighting and also a further composite decked undercover, seating area. This garden really does present the ideal space for any outdoor living enthusiast.

Tenure

Freehold.

Viewing arrangements

Viewing 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 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.

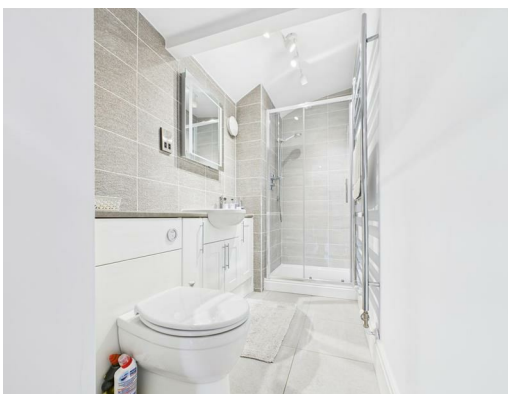
Council tax band

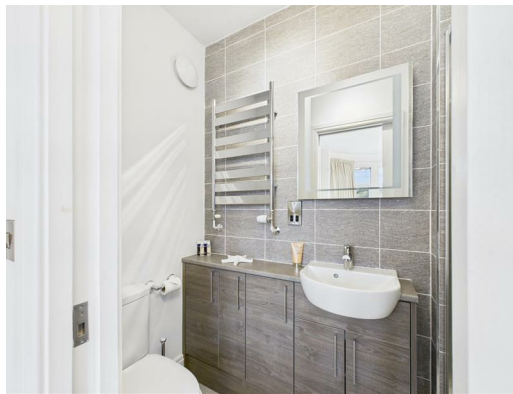
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

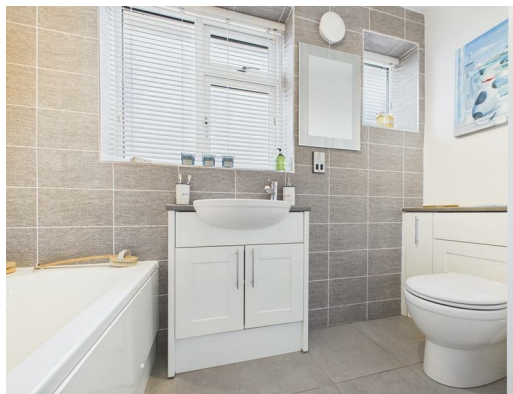
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
1829 ft²

(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.

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Directions

As you leave our Sutton on Sea office head towards the Sea Front, then take your 1st first right onto York Road. Continue along this road and then take your second right-hand turning into Hillside Avenue. The property is one of the first houses situated on your right 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

