



CHOICE PROPERTIES

Estate Agents

14 Church Park,
Sutton-On-Sea, LN12 2SU

Price £239,950



No Onward Chain Choice Properties are delighted to bring to the market this well presented two bedroom detached bungalow, situated in the most sought after location, just a short distance from the beautiful beach, town centre and local amenities. The bungalow further benefits from both driveway and garage and sits proudly upon attractive and well tended gardens. Early viewing is highly advised!

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB

Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk

Director: R.J. Houlby • Reg. No04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9 AE



The abundantly light and beautifully maintained accommodation with the benefit of gas central heating and uPVC double glazing comprises:-

Hallway

10'8" x 5'4"

uPVC entrance door. Loft access. Storage cupboard. Radiator. Doors to:

Reception room

16'4" x 11'4"

Light and airy reception room with sliding doors to the patio. Tv aerial point. Telephone point. Electric fire set in feature surround. Radiator.

Kitchen

8'4" x 12'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, cooker point with extractor over, space for washing machine and dishwasher. Space for freestanding fridge/freezer. Part tiled walls. Cupboard housing the wall mounted 'Worcester' combination boiler. LED strip light/ceiling spot lights.

Bedroom 1

9'6" x 12'2"

Spacious double bedroom. Radiator.

En-suite w.c.

5'7" x 2'7"

Dual flush w.c. and hand wash basin. Extractor Fan.

Bedroom 2

11'6" x 8'9"

Double bedroom currently used as dining room. TV aerial point. Radiator.

Shower room

6'8" x 6'3"

Fitted with a three piece suite comprising shower enclosure with mains fed shower over, pedestal wash basin and dual flush w.c. Tiled walls. Heated towel rail/radiator. Spot lighting.

Driveway

Concrete driveway providing off road parking for several vehicles.

Garage

Electric roller door to the front. Rear access door. Power and light.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden consists of a small area laid to lawn, a paved patio and an area laid to gravel to ease of maintenance. The garden further benefits from a useful summer house.

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 B.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening Hours

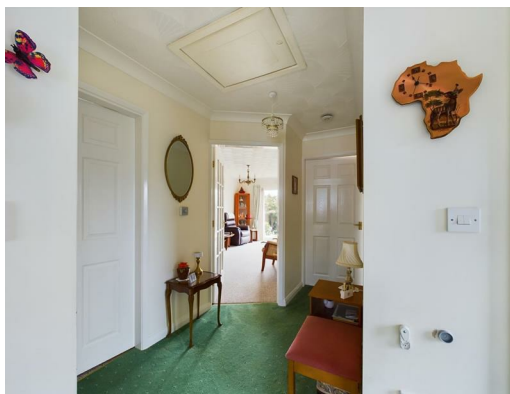
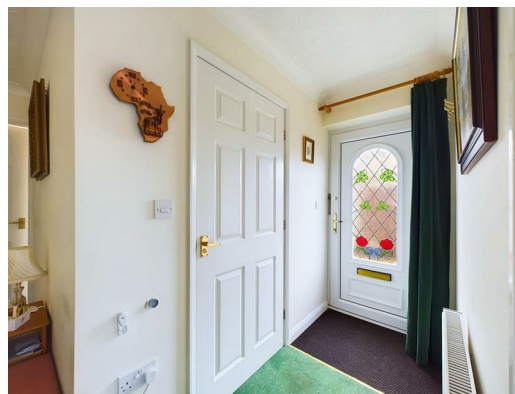
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

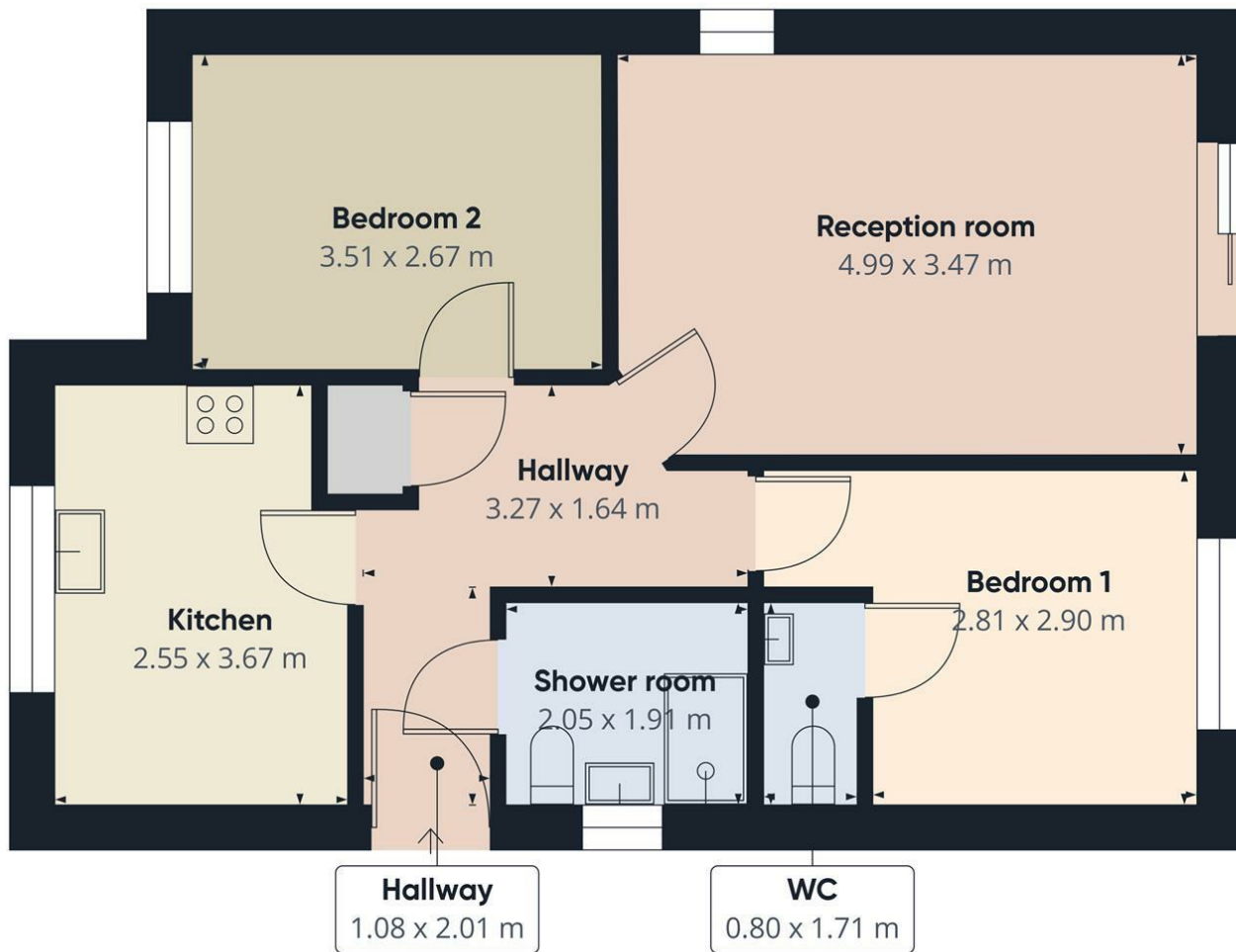
Making an Offer

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⁽¹⁾
57.3 m²

(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

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. Number 14 can be found on your right hand side.

