



CHOICE PROPERTIES

Estate Agents

28 Lewis Avenue,
Sutton On Sea, LN12 2JS

Price £250,000



Choice Properties are delighted to bring to the market this superb two bedroom detached bungalow situated on Lewis Avenue located in the charming seaside village of Sutton-on-Sea. On the interior, the property features a well proportioned living room, kitchen, and sun room, and to the exterior boasts a south facing garden, detached brick built garage and large driveway. Early viewing is highly advised.

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

Entrance Porch

uPVC entrance door.

Hallway

3'2"x11'7"

With UVPC entrance door. Access to loft. Radiator. Power points.

Bedroom 1

10'9"x11'6"

Double bedroom with UVPC window to front aspect. Radiator. Power point. TV aerial point.

Bedroom 2

8'10"x7'9"

Bedroom with UVPC bow window to front aspect. Radiator. Power point.

Shower Room

5'5"x8'5"

Fitted with a three piece suite comprising shower cubicle, wash hand basin and a pull flush w.c. Extractor. UVPC to side aspect.

Reception Room

10'11"x17'5"

Electric fireplace. Radiator. Power points. Doors to sun room. Thermostat. Door to:-

Kitchen

8'10"x9'6"

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink. Four ring electric hob with extractor hood over. Integral oven. Plumbing for dish washer or washing machine. 'Ideal' gas boiler. Space for fridge freezer. Part tiled walls. UVPC window to side aspect. UVPC door to:-

Sun Room

12'5"x7'4"

With dual aspect UVPC windows. Power points. UVPC door to garden.

Garden

The property boasts a fully enclosed south facing garden which features a patio area which is ideal for outdoor seating in, lovely garden area which is home to a variety of plants which fill the garden with colour.

Driveway

Driveway providing off the road parking for up to two vehicles.

Garage

With up and over door to the front and side access pedestrian door.

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

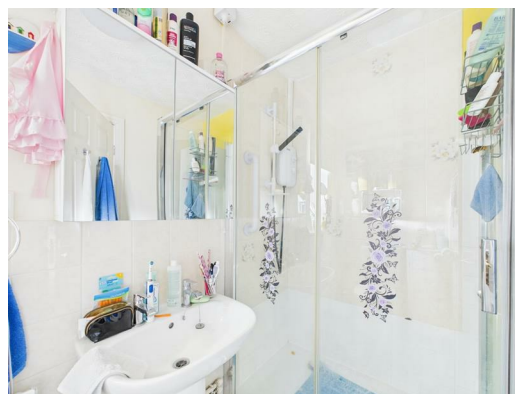
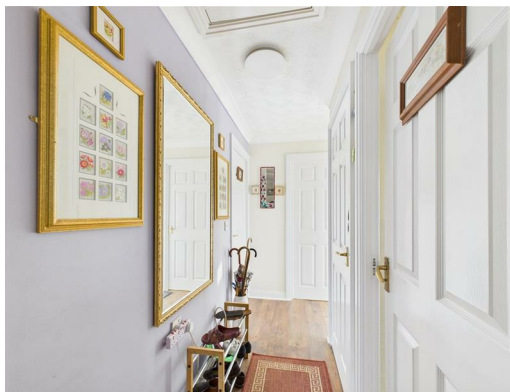
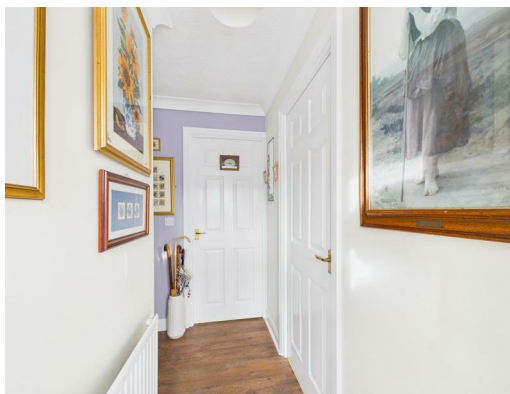
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

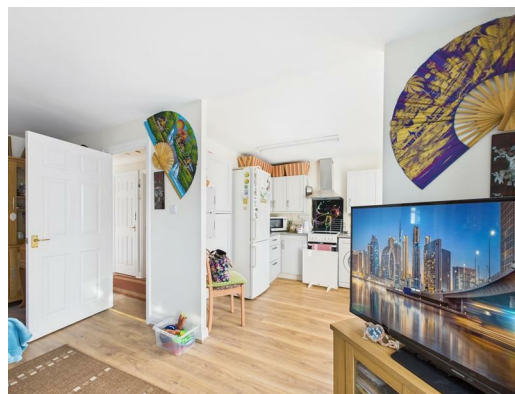
Making an Offer

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.

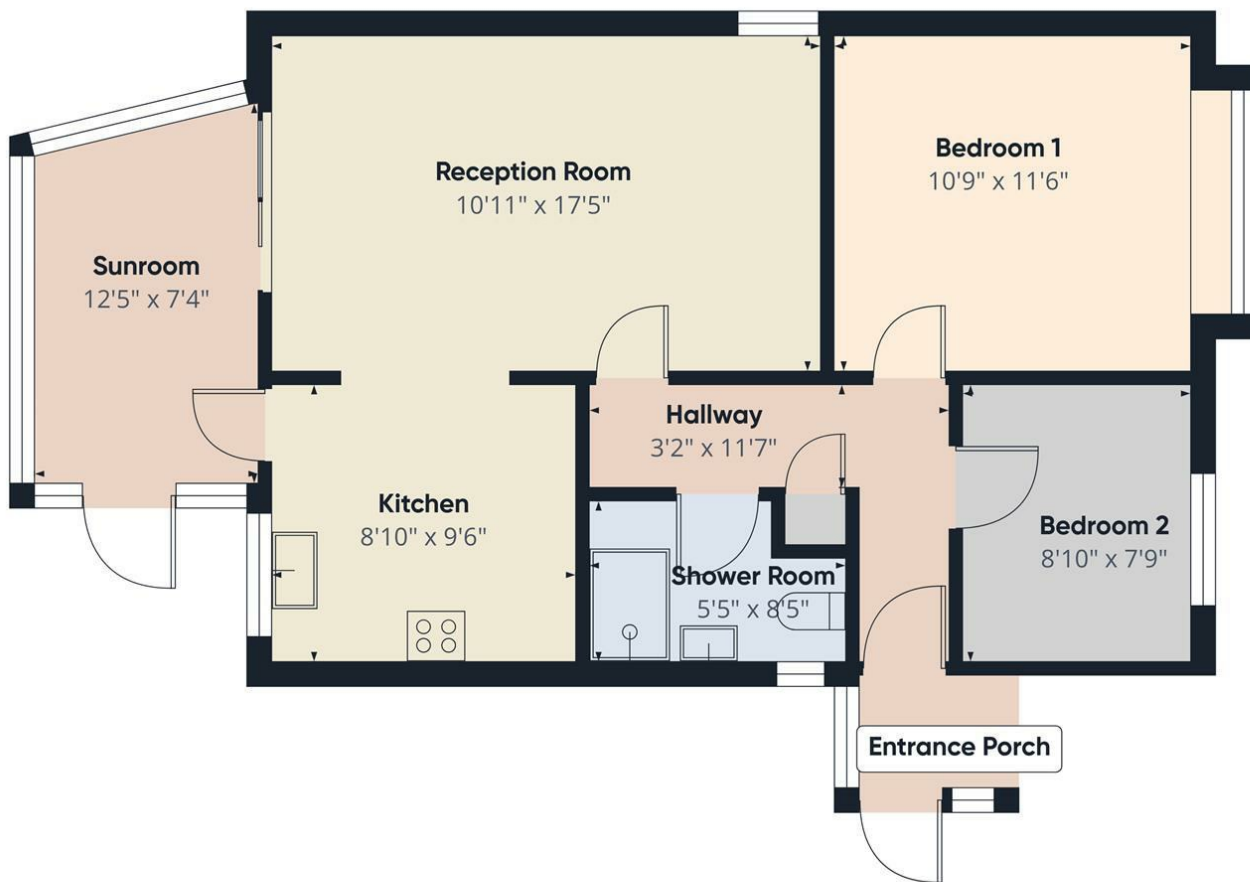
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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
680 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, take your 1st first right onto York Road, then take your 2nd right into Hillside Avenue. Now take your third right on to Lewis Avenue.

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

