



# CHOICE PROPERTIES

*Estate Agents*

11 South Road,  
Sutton-On-Sea, LN12 2NE

Offers In Excess Of £299,950



Choice Properties are delighted to offer for sale this superb three bedroom (one en suite) detached bungalow. This stylish and deceptively sizeable property further benefits from a fantastic well tended south-facing garden, is located in a highly sought after location only a short walk from the beach and town centre and currently operates as a successful holiday let. Early viewing is advised.

The abundantly light and bright accommodation comprises:

### **Entrance Hall**

Front entrance door. Loft access. Wall mounted thermostat controls. Doors to:

### **Reception Room**

11'11" x 12'1"

Light and airy reception room benefitting from a bay window to the front aspect. Gas fireplace set in feature surround. TV aerial point. Telephone point.

### **Kitchen/Diner**

23'9" x 10'11"

Fitted with base units with work surfaces over, resin sink unit and drainer with mixer tap over, integral 'Beko' four ring induction hob and integral 'Beko' electric oven. Space for freestanding fridge/freezer. Part tiled walls. Spot lighting. Cupboard housing the wall mounted 'Ideal' gas combination boiler. Cupboard housing the wall mounted consumer unit. Space for freestanding dining table and chairs. Double opening 'French' patio doors leading to the garden. Two picture windows to the rear aspect. Lanternskylight window. TV aerial point.

### **Bedroom 1**

13'11" x 9'1"

Spacious double bedroom with double opening 'French' patio doors leading to the garden. TV aerial point. Spot lighting. Door to en-suite.

### **En-suite**

4'9" x 9'1"

Fitted with three piece suite comprising dual flush wc, wash hand basin set in vanity unit and large shower enclosure with 'Mira' electric shower over. Spot lighting. Velux window.

### **Bedroom 2**

11'11" x 11'9"

Spacious double bedroom with bay window to the front aspect. Built in wardrobes.

### **Bedroom 3**

8'0" x 10'8"

With picture window to the rear aspect.

### **Bathroom**

8'6" x 5'3"

Fitted with three piece bathroom suite comprising panelled bath with taps and mains fed shower over, wash hand basin and wc. Part tiled walls.

### **Driveway**

Providing off street parking.

### **Garage**

Double door.

### **Garden**

To the rear of the property you will find a well tended privately enclosed south-facing garden with timber fencing to the boundaries. The garden is laid mostly to lawn, is south facing and features an impressive paved patio area. A useful garden shed is also included. The garden can also be accessed from the side of the property through a timber gate.

## **Note**

Please note the property can be purchased fully furnished.

## **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 - TBC.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

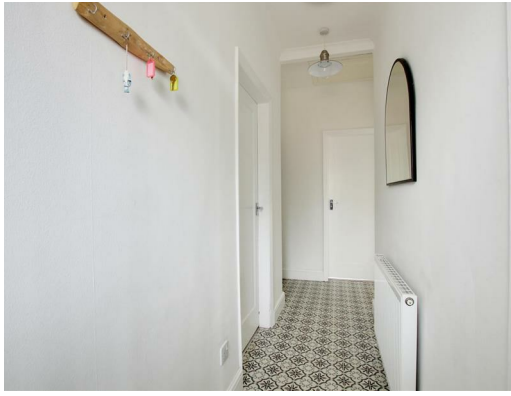
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

## **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 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.



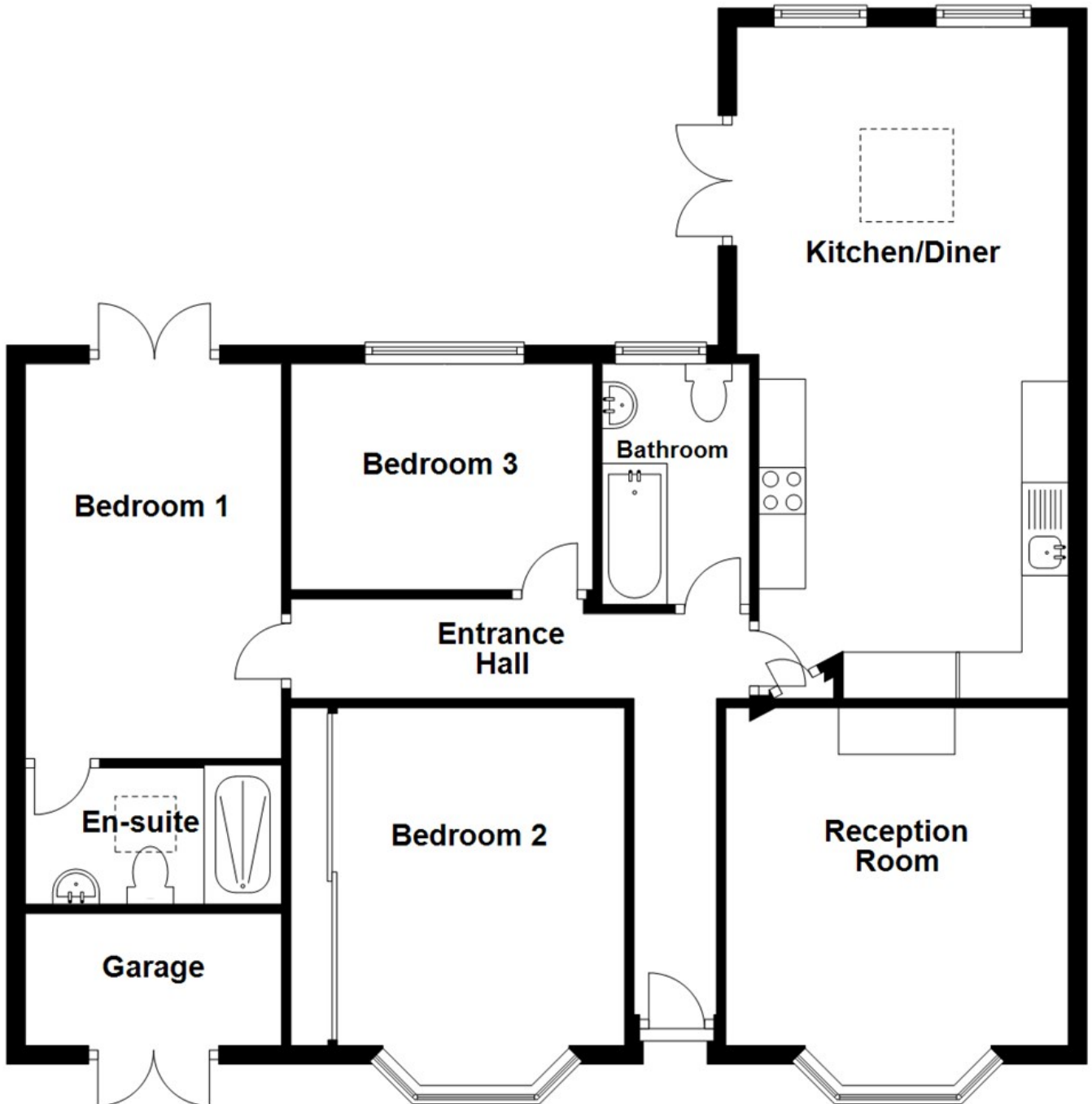








## Ground Floor



# Directions

From our Sutton on Sea office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left onto Marine Avenue. Take your first right onto South Road. Number 11 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			44
(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	

