



CHOICE PROPERTIES

Estate Agents

The Bothy, 26 Youlgrave Avenue,
Sutton-On-Sea, LN12 2JJ

Reduced To £274,000



Welcome to 26 Youlgrave Avenue, Sutton on Sea, a generously proportioned two bedroom detached bungalow sat on an attractive corner plot. Looking out on the playing fields opposite and situated only a short walk from both the local amenities and the 'Blue Flag' award winning golden sandy beaches of Sutton-on-Sea, the bungalow boasts spacious room sizes throughout as well as off road parking and privately enclosed gardens, viewing is very much highly recommended to avoid disappointment, with this fantastic bungalow being further offered with no onward chain!

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

Entrance Porch

3'2" x 4'0"

Front uPVC door leading into the entrance porch with tiled flooring and a uPVC door to the:

Hall

18'6" x 6'7"

Fitted with a storage cupboard (measuring 1'08" x 2'05"), loft access and doors leading to:

Kitchen/Breakfast Room

9'9" x 17'11"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, five ring gas hob with extractor hood over, double fitted electric oven, space for a freestanding fridge/freezer, breakfast bar area, space for a small dining table, part tiling to the walls and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Doors to:

Reception Room

11'10" x 17'11"

Light and airy reception room benefiting from double aspect windows and fitted with a TV aerial and an electric feature fireplace set in a feature surround.

Dining Room

11'0" x 8'11"

Providing ample space for a dining table further featuring double aspect windows, as well as an internal frosted window and a telephone point.

Conservatory

11'0" x 11'11"

Featuring double aspect windows, double opening 'French' doors to the garden, an apex polycarbonate roof, tiled flooring and wall lighting.

Bedroom 1

12'10" x 10'11"

Spacious double bedroom fitted with two double wardrobes and a built in dressing table.

Bedroom 2

13'5" x 11'11"

Spacious double bedroom fitted with a built in triple wardrobe with sliding doors.

Shower Room

6'4" x 8'4"

Fitted with a three piece suite comprising a large shower cubicle with electric 'Redring' shower over, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, part tiling to the walls and inset spot lighting.

Driveway

Paved driveway providing off road parking.

Garage

With electric up and over door.

Garden

The property is fronted by a low levelled bricked wall enclosing the driveway and front garden which is laid to lawn. To the rear of the property you will find a privately enclosed garden; laid to lawn with timber fencing to the boundaries. The rear garden additionally features a useful metal shed, greenhouse, paved patio seating area and an array of well established plants and shrubs.

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,

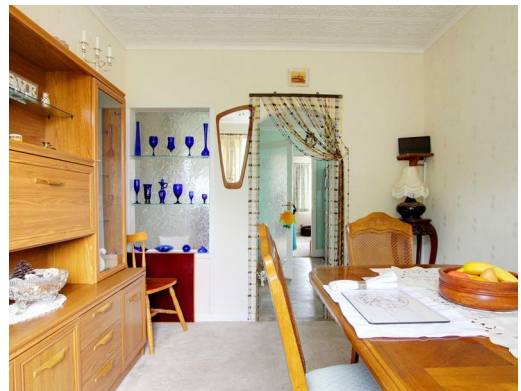
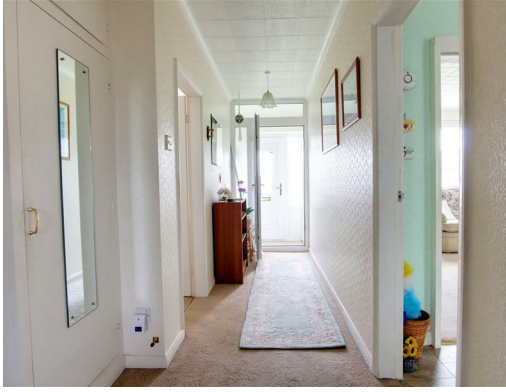
LN9 6PH

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 C.

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

Approx. 103.4 sq. metres (1112.8 sq. feet)



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

Directions

Turn left out of our office and head along the High Street towards the Sea Front. Take your 1st right onto York Road. Then take your 2nd right into Hillside Avenue. From here take your first left on to Stanton Road, at the top turn right on to Youlgrave Avenue and number 26 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		98	100
(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	

