



CHOICE PROPERTIES

Estate Agents

7 Acorn Close,
Sutton-On-Sea, LN12 2GR

Price £375,000



It is a pleasure for Choice Properties to introduce to the market this most generously proportioned and well maintained three bedroom (one en-suite) detached bungalow; situated in a quiet cul-de-sac position only a short walk from the award winning beaches and local amenities of Sutton on Sea. Offering ample off road parking, garage and beautifully tended and sizeable gardens, early viewing is most certainly advised.

Benefiting from uPVC double glazing throughout the generously proportioned accommodation comprises:-

Entrance Lobby

4'10" x 4'0"

Front composite door leading into the entrance lobby with laminate flooring and a door to:

Hallway

With loft access, a built in storage cupboard and doors to:

Bedroom 1

11'6" x 11'10"

Spacious double bedroom with a TV aerial, built in double wardrobe with double opening doors and a door to the:

En-Suite Shower Room

6'11" x 4'6"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with cistern lever, partly tiled walls, heated towel rail, extractor fan and inset spot lighting.

Bedroom 2

13'00" x 9'01"

Spacious double bedroom with a TV aerial.

Bathroom

9'03" x 6'07"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, inset spot lighting, extractor fan and a built in airing cupboard with a radiator.

Reception Room

16'05" x 12'05"

Light and airy reception room benefiting from a large bay window to front aspect and fitted with a log burning stove; set in a feature surround and TV aerial. Double opening doors through to:

Dining Room

9'08" x 9'10"

Providing ample space for a dining table with double opening 'French' doors to the conservatory and a door to:

Kitchen

9'11" x 9'10"

Fitted with a range of stylish wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated electric oven, integrated 'Neff' microwave, inset spot lighting and a door to utility room.

Conservatory

8'01" x 10'05"

Featuring an apex polycarbonate roof, tiled flooring, wall lighting, ceiling light/fan and double opening 'French' doors to the garden.

Utility Area

9'02" x 4'11"

With space for a dishwasher and space and plumbing for a washing machine; with worktop over, space for a freestanding fridge/freezer, wall units and a tall larder unit, rear composite door to the garden and a door to:

Bedroom 3 / Study

8'06" x 16'07"

Spacious home study or alternatively a spacious double bedroom with laminate flooring, a built in storage cupboard with shelving and the Study/Bedroom 3 also houses the wall mounted consumer unit.

Driveway

Providing off road parking for multiple vehicles.

Garage

20'04" x 10'11"

Detached garage with an electric roller door, side pedestrian door, power and lighting.

Garden

The property is fronted by a garden laid with shingle for ease of maintenance, further displaying an array of well established hedging and shrubbery.

To the rear of the garden you will find a sizeable and privately enclosed garden which is mostly laid to lawn with timber fencing to the boundary. The rear garden additionally features an area laid with shingle, pond, timber summerhouse and an array of well maintained plants and shrubs. Any green-fingered enthusiast will love the beautifully kept garden on offer with this charming bungalow.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Times

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.

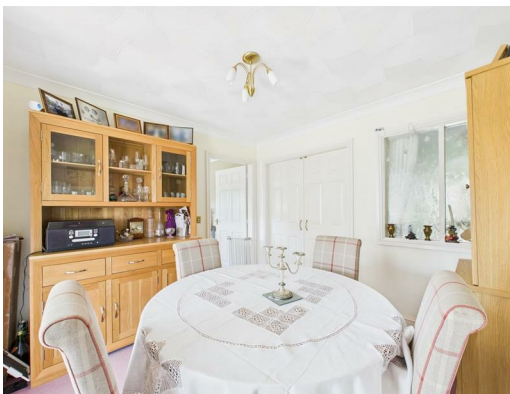
Council Tax Band

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

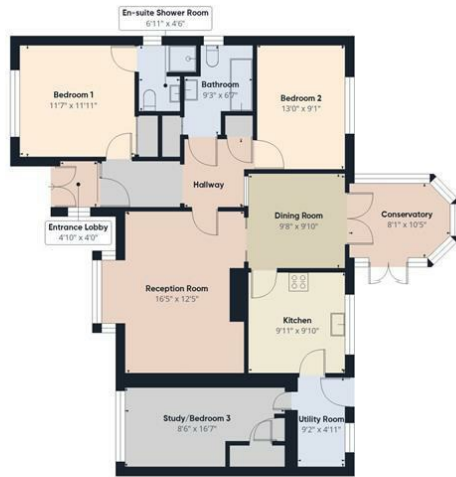
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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 0 Building 2

Approximate total area^m
1395 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

From our Sutton on Sea office, after passing along the High Street continue forward at the mini roundabout then turn right into Marine Avenue West. Acorn Close is the first turning on the right hand side, towards the end of the road. As you enter the cul-de-sac, Number 7 can be found a short distance along 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		94	(92 plus) A		
(81-91) B	87		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

