



CHOICE PROPERTIES

Estate Agents

35 The Sidings,
Sutton-On-Sea, LN12 2SJ

Price £260,000



Choice Properties are pleased to present for sale this generously proportioned two bedroom detached bungalow, situated in a popular position within the quiet seaside village of Sutton on Sea. Within close proximity to both the local amenities and the 'Blue Flag' award winning golden sandy beaches, early viewing is most certainly advised with the property being offered with no onward chain.

The generously proportioned accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Hallway

3'11" x 11'07" extending to 7'10" x 3'01"

uPVC front door leading into the hallway with inset spot lighting, a built in storage cupboard, loft access and the hallway also houses the wall mounted solar panel controls as well as the wall mounted consumer unit. Doors to:

Reception Room

15'08" x 11'04"

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

Kitchen/Dining Room

13'08" x 11'04"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, integrated double electric oven, four ring gas hob with extractor hood over, space for a freestanding fridge/freezer, space for a freestanding dishwasher, space and plumbing for a washing machine, ample space for a dining table, partly tiled walls and inset spot lighting.

Conservatory

8'11" x 9'00"

Benefiting from triple aspect windows and fitted with an 'Apex' polycarbonate roof, tiled flooring, radiator and side uPVC door to the garden.

Bedroom 1

13'07" x 9'09"

Spacious double bedroom.

Bedroom 2

11'08" x 9'08"

Spacious double bedroom.

Shower Room

8'00" x 6'03"

Fitted with a three piece suite comprising a shower cubicle with electric shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, inset spot lighting, tiled flooring, tiled walls and an extractor fan.

Driveway

Providing ample off road parking.

Garage

18'06" x 9'05"

With an up and over door and power and lighting.

Garden

The property is fronted by a garden area laid to lawn.

To the rear of the property you will find a sizeable garden, laid mostly to lawn with timber fencing to the boundaries. The rear garden features an array of well established plants and shrubs throughout and further benefits from a useful timber shed.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

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. 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,

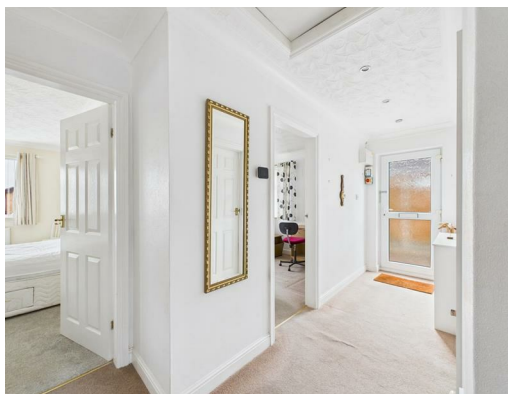
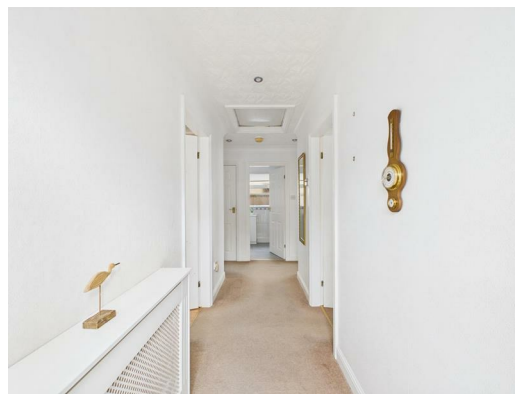
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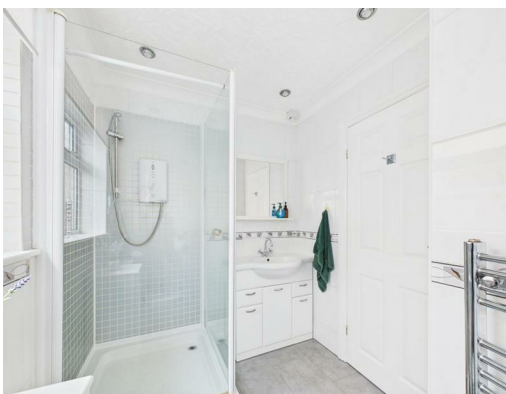
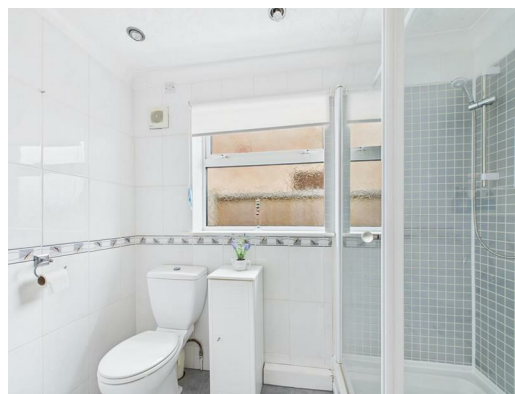
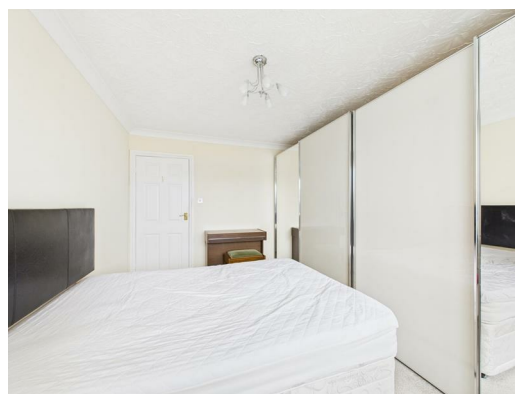
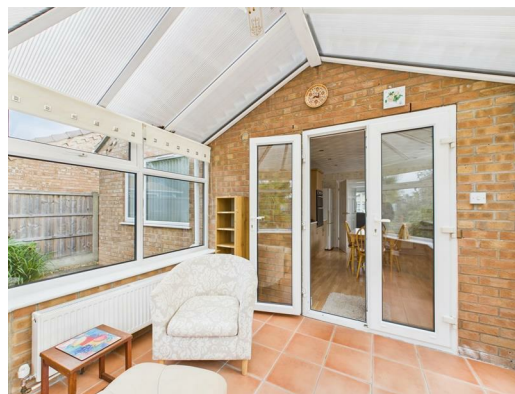
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

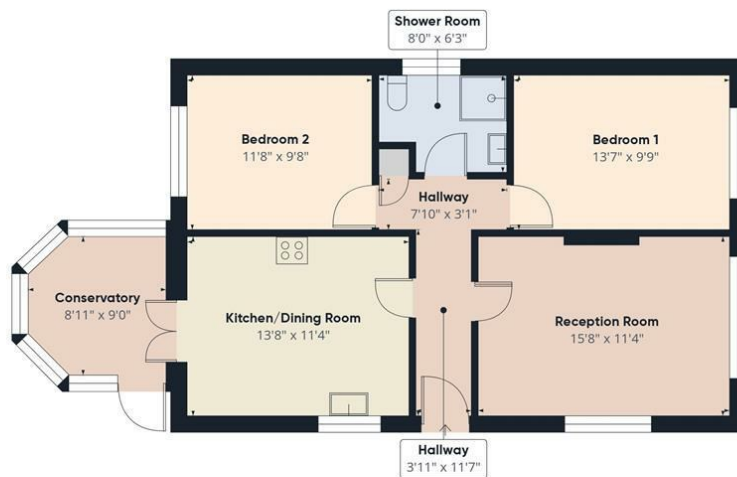
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
964 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 office head along the High Street, in the direction of the seafront, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way which leads to The Sidings. 35 The Sidings can be found half way along the road on the right hand side.

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	

