



# CHOICE PROPERTIES

*Estate Agents*

22 The Sidings,

Sutton-On-Sea, LN12 2SJ

No Onward Chain £229,950



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow with a large Lounge/Diner. The property is located in a sought after residential position convenient for the beach, village and local amenities.

The property has the added advantage of Gas Fired Central Heating and UPVC Double Glazed Windows and Doors. Internally the beautifully presented and well laid out accommodation consists of:

### **Entrance Hall**

L-shaped. Radiator. Programmer and thermostat controls for the central heating. Smoke alarm. Access to the loft area. Fitted storage cupboards.

### **Living Room**

Gas fire. Radiator. Bow window. Archway leading through to:

### **Dining Room**

Radiator. Sliding patio doors leading through to the conservatory.

### **Kitchen**

Fitted wall and base units with work surfaces over. Integrated electric oven and hob with filter hood over. 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine. Part tiled walls. Tiled floor. Radiator. Serving hatch to the dining room. Door leading through to the conservatory.

### **Conservatory**

Double doors to the side garden. Single door to the rear garden area.

### **Bedroom 1**

Radiator.

### **Bedroom 2**

Radiator.

### **Shower Room**

With three piece white suite which consists of a shower enclosure with mixer shower, w.c. and wash hand basin. Part tiled walls. Fitted storage.

### **Driveway**

### **Garage**

With electric roller garage door. Power and lighting. Gas combination boiler which supplies the central heating and hot water. Electric consumer unit.

### **Garden**

To the front of the property is a lawned garden with gated access to the spacious side garden which is also laid to lawn with feature borders a paved patio area and garden store. To the rear is a gravelled garden with greenhouse.

### **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 C.

## **Opening Hours**

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **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<sup>m</sup>  
1037 ft<sup>2</sup>

(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.

GIRAFFE360

# 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. 22 The Sidings can be found a short distance on your left hand side within the cul de sac.

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 <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	

