CHOICE PROPERTIES

Estate Agents

1 Hall Leas Drive, Sutton-On-Sea, LN12 2LQ

Chain Free £199,950

Choice Properties are excited to offer for sale this three bedroom detached bungalow, conveniently located on the outskirts of Sutton on Sea, in a sought after quiet and residential position; only moment from the award winning golden sandy beaches on offer. Boasting a well laid out accommodation, garage, privately enclosed gardens and driveway, the property is further offered with no onward chain, and so early viewing is most certainly advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
naea | propertymark PROTECTED

The well laid out accommodation benefits from a mains gas central heating system and comprises:-

Conservatory
14'08" x 9'05"
uPVC front door leading into the conservatory with triple aspect windows, tiled flooring, a polycarbonate roof, wall lighting and door to:

Kitchen
10'08" x 7'10"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding under-counter fridge and freezer, space and plumbing for a washing machine, partly tiled walls, tiled flooring and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Reception Room/Dining Area
11'07" x 13'09"
Light and airy reception room benefiting from double aspect windows and double opening 'French' doors to the garden, fitted with a feature stove set in a bricked surround with a rustic wooden mantle, TV aerial, telephone point, ample space for a dining table, loft access and doors to:

Bedroom 1
7'10" x 11'10"
Double bedroom with an abundance of built in storage space.

Bedroom 2
10'07" x 8'08"
Double bedroom.

Bedroom 3
6'11" x 8'09"
Single bedroom that could be easily utilised as a home study or dressing room.

Shower Room
7'09" x 7'09"
Fitted with a three piece suite comprising a walk in shower enclosure with mains fed d shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, mermaid boarded walls, tiled flooring and a heated towel rail.

Driveway
Providing off road parking.

Garage
18'07" x 8'07"
With an electric roller, rear pedestrian door, side window and power and lighting.

Garden
Privately enclosed and well tended gardens surround the property to front, side and rear aspects. The gardens can be found laid to lawn and laid with shingle for an aspect of easier maintenance. Dotted around the garden, you can find a wide variety of well established plants and shrubs and to the rear of the property you will be a useful timber shed. This is any green-fingered enthusiast's dream.

Tenure
Freehold

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 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 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.

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 B.

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.

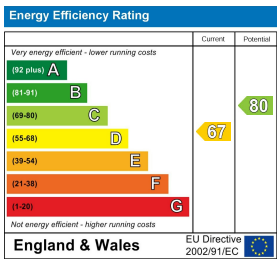
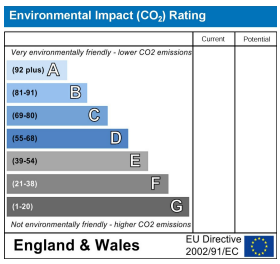
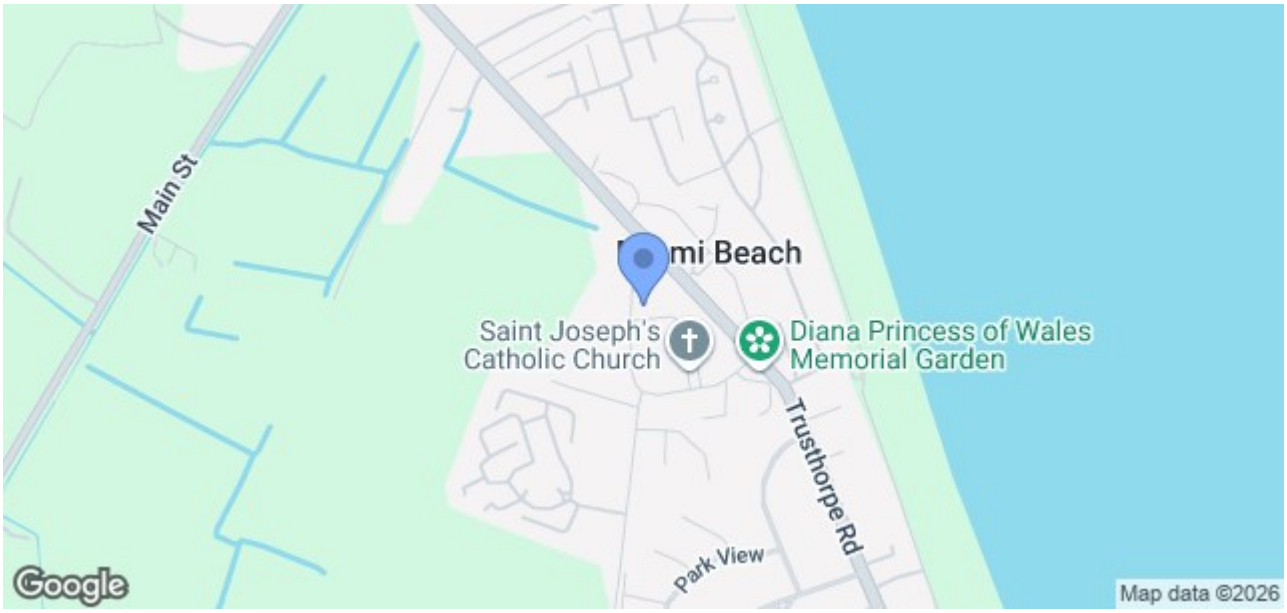
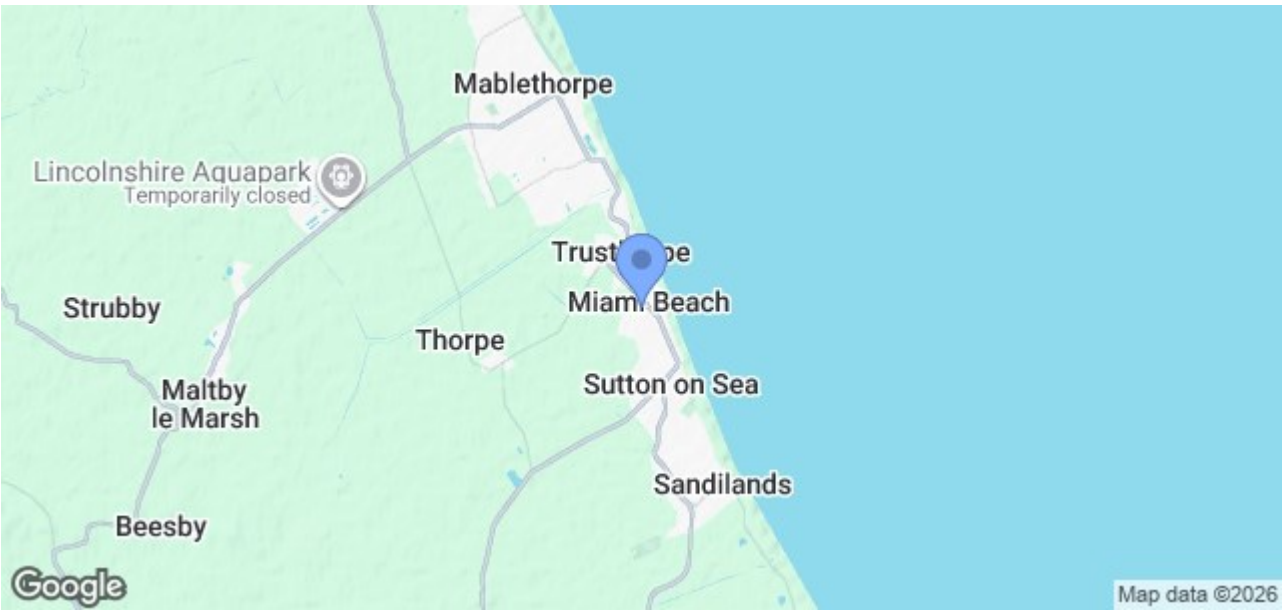
Approximate total area(1)

966 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.

GIRAFFE360

Directions

From our Sutton-on-Sea office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Hall Leas Drive is the next turning on the right. Number 1 can be found at the start of the cul-de-sac on your left hand side.