CHOICE PROPERTIES
Estate Agents

12 Harding Close, Sutton-On-Sea, LN12 2NB

Reduced To £210,000

Choice Properties are delighted to bring to the market this most spacious two bedroom detached bungalow located in a quiet residential position, within close proximity to both the beaches and local amenities at Sutton on Sea. Offering generously proportioned room sizes, early viewing is advised to avoid missing out!

The well maintained and abundantly light and bright accommodation comprises:

Porch
Door to hall.

Hall
Radiator. Access to loft space. Storage cupboard.

Reception Room
17'5" x 12'7"
Electric fire set in to feature surround. Wall and centre lighting. Radiator

Kitchen/Breakfast Room
17'5" x 8'8"
Fitted with wall and base units with work surfaces over. Gas cooker point. 1.5 bowl sink unit and drainer with mixer taps. Gas fired combination boiler. Part tiled walls. Radiator.

Bedroom 1
13'1" x 9'8"
Radiator.

Bedroom 2
13'4" x 11'3"
Radiator. Sliding patio doors to

Conservatory
Radiator. Double opening doors to rear garden.

Bathroom
With three piece suite which consists of panelled bath with electric shower over. Wash hand basin and wc. Fully tiled walls. Radiator. Wall mounted electric heater.

Driveway
Additional parking for 4 cars

Garage
With up and over door. Personal door to the side. Power and light.

Garden
The property is fronted by a beautifully presented garden laid to lawn, enclosed by low level hedging. To the rear of the property you will find a privately enclosed garden; paved and further laid with shingle, for ease of maintenance with timber fencing to the boundaries. The rear garden also features planter beds, raised beds, access to the garage and a useful timber shed.

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

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

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

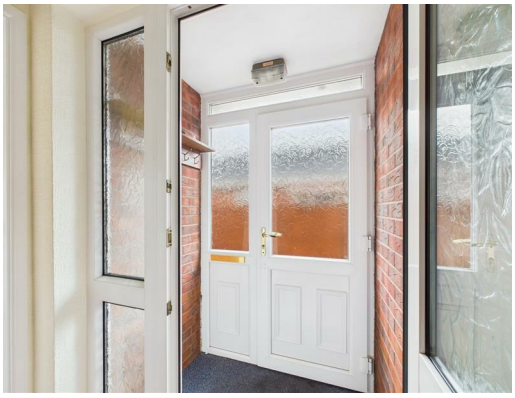
Viewing Arrangements

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 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.

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.



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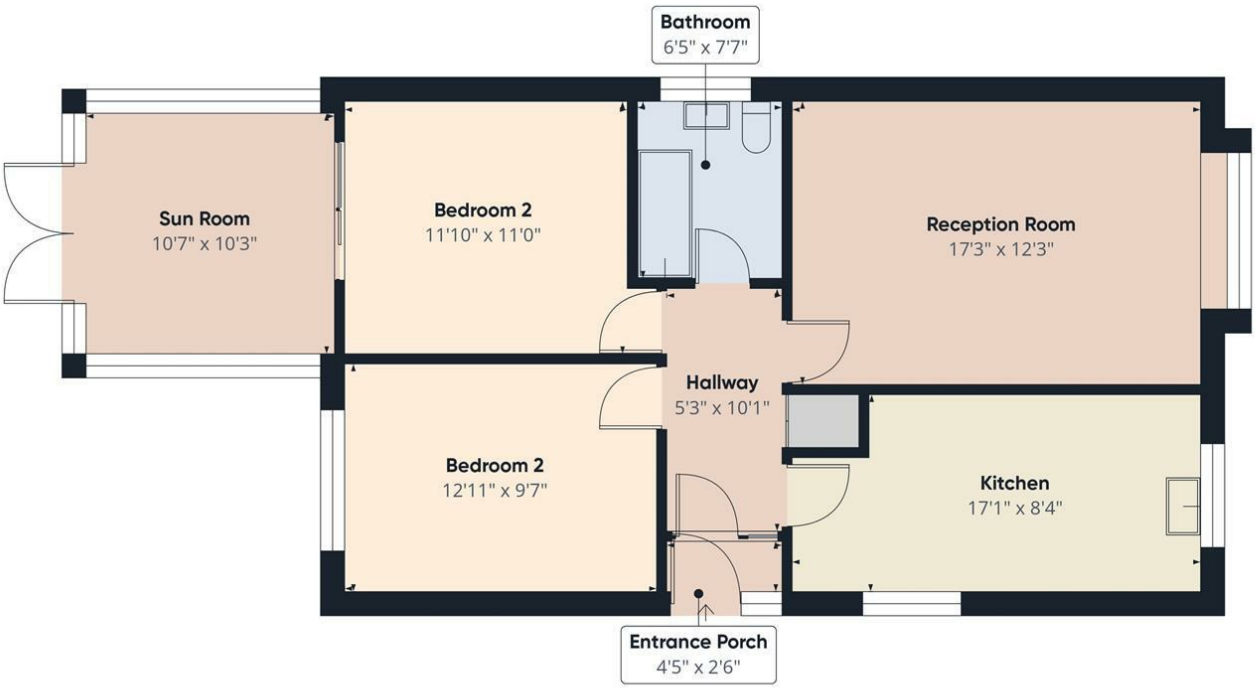

Approximate total area(1)

859 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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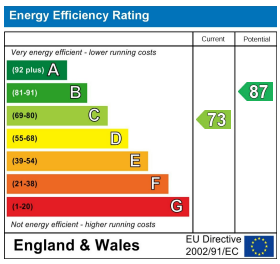
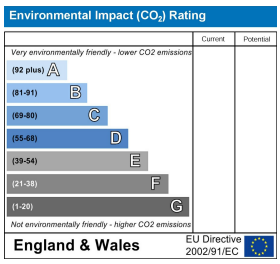
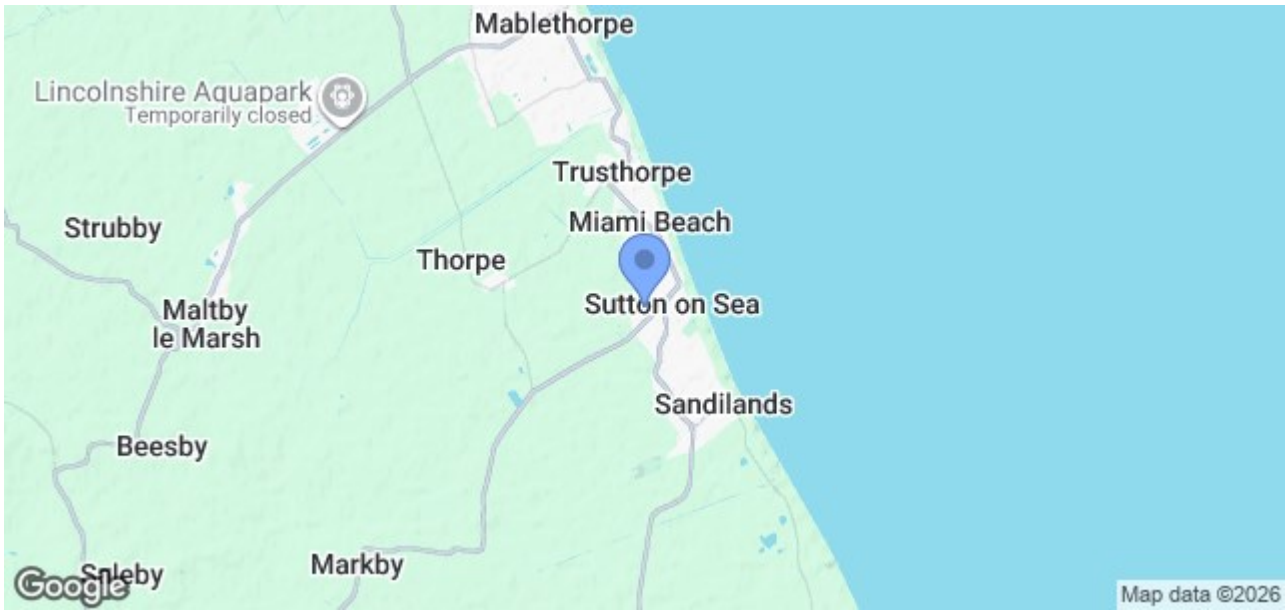
Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Take your third left, just after the left hand bend, on to Harding Close.