CHOICE PROPERTIES

Estate Agents

10 Shelley Close, Sutton-On-Sea, LN12 2HD

Price £210,000



Choice Properties are excited to bring to the market this two bed semi- detached bungalow
nestled in the charming area of Shelley Close, Sandilands. The property has a large reception room which can also be used as a dining room, two good size bedrooms, kitchen and shower room. Also located only a stones throw away from our award winning beaches. Early viewing is 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
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Offering generously proportioned rooms throughout with a desirable layout, the abundantly light accommodation benefits from gas central heating and uPVC double glazing and comprises:-

Entrance Hallway
12'3" x 3'5"
Fitted with a uPVC doors and access to;

Kitchen
9'4" x 9'0"
Abundantly bright kitchen with partly tiled walls, electric oven, stainless steel sink with mixer tap.
There is also space for appliances such as a fridge and freezer.
The Kitchen also houses the Worcester boiler.

Reception Room/ Dining Area
16'6" x 10'9"
The current sellers use this room as a Reception room and Dining room.
The bay window allows plenty of light to fill the room.

Bedroom 1
12'7" x 8'10"
Double room, fitted wardrobe's with mirrored sliding doors.
Radiator.

Bedroom 2
7'2" x 9'1"
Bright double room. Radiator.

Shower Room
8'4" x 5'4"
Tiled walls, WC with dual flush, floating basin with mixer tap.
Wall length shower tray with mains fed shower.

Driveway
Graveled driveway with access to the back of the property.
Allowing space for several cars.

Garden
The garden consists of an array of well established plants, shrubs and trees, with timber fencing to the boundaries.
The timber fence is fitted with a pedestrian door with access to the front of the property.
The rear garden also features a large garden shed.

Tenure
Freehold.

Council Tax Bands

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.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Sutton on Sea on 01507 443777.

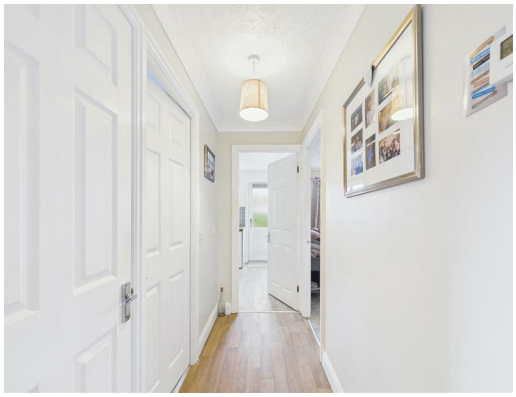
Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

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.













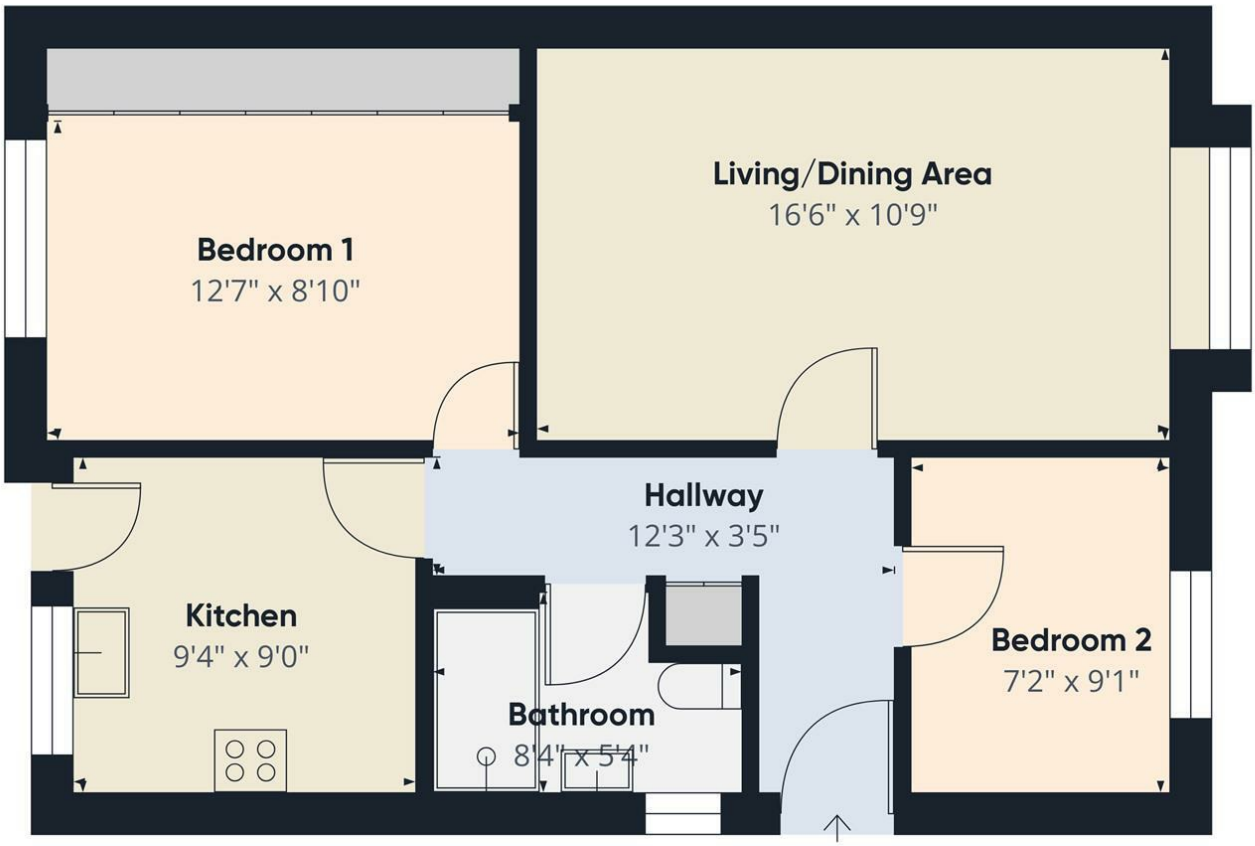












Approximate total area(1)

581 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 South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and Shelley Close is the second turning on your left hand side. As you enter the close bear right and number 10 can be found on the left hand side.

