CHOICE PROPERTIES

Estate Agents

2 Tramway Drive, Sutton-On-Sea, LN12 2GS

Reduced To £295,000



Choice Properties are delighted to present this beautifully maintained two-bedroom detached bungalow, located on the sought-after Tramway Drive in the charming seaside village of Sutton - On - Sea. Ideally positioned close to the beach, the property offers bright and spacious accommodation throughout, including two bedrooms, a comfortable reception room, kitchen, and family bathroom. Externally, the property benefits from well-kept gardens, off-road parking, and a detached garage. Situated in a desirable residential area near the coast, early viewing is highly recommended to appreciate everything this lovely home has to offer.

With the added benefit of gas central heating and uPVC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

Entry
8'05" x 4'10"
Front uPVC door leading into the front entrance porch, with an apex polycarbonate roof and door to:

Hallway
4'01" x 10'00" extending to 2'11" x 6'11"
Featuring access to the loft, which is insulated and partly boarded, a double built in airing/storage cupboard, radiator and doors to:

Utility Area
5'07" x 10'05"
Fitted with wall units, plumbing for appliances; including a dishwasher and washing machine, radiator, partly tiled, door leading to:

Kitchen
9'07" x 9'09"
Fitted with a range of base and wall units, partly tiled walls, integrated electric oven, gas hob, with extractor hood over, space for an under worktop fridge, radiator and double glazed window to the rear aspect. The kitchen also houses the wall mounted consumer unit.

Dining Room
9'07" x 9'09"
Radiator, ample space for a dining table, as well as furniture. 'French' doors leading to:

Sunroom
8'03" x 10'08"
With power, lighting, a ceiling fan, TV aerial and double opening 'French' uPVC doors to the garden.

Reception Room
15'10" x 11'10"
Light and airy reception room, featured gas fireplace, TV aerial point, telephone point, radiator and double glazed box bay window.

Bedroom 1
11'10" x 11'11"
Spacious double bedroom, fitted wardrobes, fitted overhead units, fitted vanity unit, radiator, TV aerial and double glazed window to front aspect.

Bedroom 2
9'10" x 11'09"
Fitted wardrobes, fitted overhead units, fitted vanity unit, radiator, double glazed window to the rear aspect.

Shower Room
7'09" x 6'11"
Fitted with a three piece suite comprising low level wc , vanity hand wash basin with mixer tap, tiled shower cubicle, built in storage cupboards, tiled walls, extractor fan and heated towel rail.

WC
3'05" x 6'04"
Frosted double glazed window, low level wc, vanity wash hand basin, mixer tap, radiator

Garden
The property is fronted by a stoned garden for ease of maintenance, with a paved pathway leading to the front uPVC door. Side gate providing access to to the rear garden.

To the rear of the property you will find a privately enclosed garden, which is laid to lawn with timber fencing to the boundaries. The rear garden additionally features an array of well established plants and shrubs as well as a greenhouse and a paved patio seating area. Side gate providing front and rear access to garage and driveway.

Garage
20'01" x 9'10"
Fitted with an electric door, power and lighting.

Driveway
Paved driveway providing off road parking.

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.

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.

Viewing arrangements
Viewing by appointment through Choice Properties on 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.

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(1)

1210 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 turn right onto High Street and up to the small roundabout where you will continue over onto Alford Road. Take the next available turning on the right into Marine Avenue West. Stay on this road and you will find no2 Tramway Drive on your right hand side.







