



# CHOICE PROPERTIES

*Estate Agents*

East Dene Grove Road,  
Sutton-On-Sea, LN12 2NH

Price £300,000



Choice Properties are delighted to offer for sale this spacious and characteristic four bedroom detached dormer bungalow. The property is situated in a quiet residential position, perfectly positioned for the beach and local amenities in the popular seaside town of Sutton-On-Sea. Boasting generously proportioned rooms throughout and presented to a beautiful standard, this impressive property is not one to be missed! Early viewing is advised.

The property has the benefit of Gas Central Heating and is UPVC Double Glazed. The spacious and well laid out internal accommodation which retains a number of character features consists of:-

### **Hallway**

20'11"x6'0"

Spacious hallway with staircase to the first floor, telephone point.

### **Living Room**

8'11"x14'10"

With uPVC French double opening patio doors leading into the rear garden, TV aerial point, telephone point, radiator.

### **Kitchen/Diner**

13'7"x11'10"

Fitted with a range of wall and base units with complimentary work surfaces over, one bowl stainless steel sink unit with drainer and mixer tap, range cooker point, space for fridge/freezer, plumbing for a washing machine, boiler, part tiled walls, tiled flooring, radiator, space for dining table and chairs, dual aspect uPVC double glazed windows, built in storage cupboards.

### **Sitting Room**

15'3"x9'3"

Front facing sitting room with multi aspect uPVC windows, TV Aerial point, radiator.

### **Study**

11'2"x6'9"

With uPVC French double opening patio doors to rear garden, radiator, opening to rear storage space with preparation for en-suite area, access to loft.

### **Bedroom 1**

12'8"x11'11"

Generously size bedroom, front facing, two built in storage cupboards, uPVC double glazed window.

### **Shower Room**

5'10"x11'4"

Fitted with a modern four piece suite comprising large walk in shower with mains shower over, wash hand basin set into featured vanity unit, bidet, dual flush w.c., featured panelling, heated towel rail, uPVC double glazed window.

### **Landing**

4'10"x5'11"

Access to loft via loft hatch.

### **Bedroom 2**

9'9"x16'0"

Generously size bedroom, front facing, uPVC double glazed window, radiator.

### **Bedroom 3**

10'10"x13'4"

Generously size bedroom, rear facing, uPVC double glazed window, radiator.

### **Bedroom 4**

5'7"x11'9"

Side facing, uPVC double glazed window, radiator.

### **W.C**

4'4"x3'3"

Fitted with w.c. and hand wash basin, uPVC double glazed window.

## **Driveway**

Spacious driveway providing ample parking space.

## **Garage**

Double opening timber garage doors, power and lighting.

## **Garden**

The front garden is mostly laid to lawn with an abundance of plants and shrubbery throughout. A paved footpath leads up towards the front entrance door.

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The gardens are paved and turfed and feature a variety of established plants, trees and shrubbery throughout. There is a timber shed incorporating Pergola and decked seating area which is perfect for outdoor dining or relaxing in the sunshine.

## **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 to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 443777.

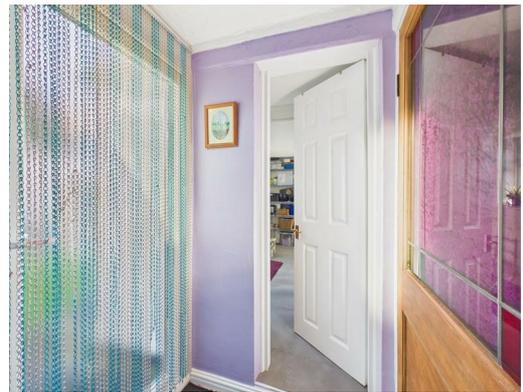
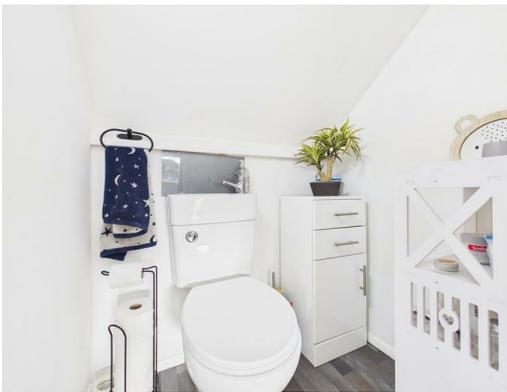
## **Making an offer**

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.

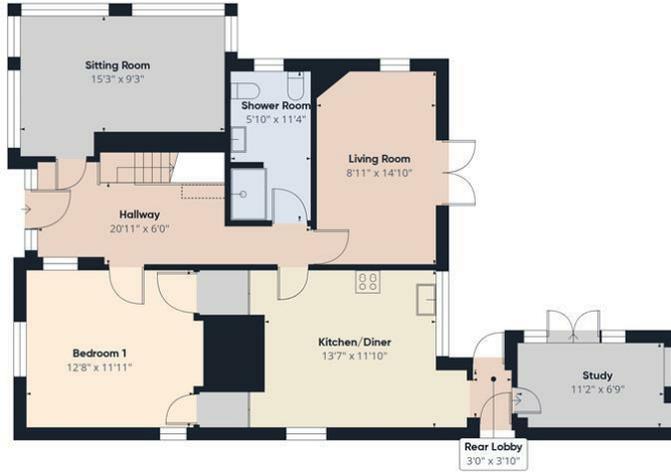
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Floor 0

Approximate total area<sup>(1)</sup>  
1352 ft<sup>2</sup>  
Reduced headroom  
104 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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 office head South on the A52 towards Sutton on Sea. As you enter the village turn right onto Park Road and then take your second right into Grove Road, East Dene can be found a short distance along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

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			
(55-60) 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	

