



CHOICE PROPERTIES

Estate Agents

17 The Sidings,
Sutton-On-Sea, LN12 2SJ

Price £240,000



Choice Properties are delighted to offer for sale this well presented two bedroom detached bungalow, occupying an ideal, sought after position just moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. The abundantly light property further benefits from generously proportioned rooms throughout and privately enclosed gardens to the rear. Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Hall

9'6" x 4'6"

uPVC entrance door. Radiator.

Kitchen

12'5" x 11'3"

Fitted with a range of wall and base units with work surfaces over, sink unit and drainer with mixer tap over, integral oven and integral four ring gas hob with extractor over, plumbing and space for washing machine and dishwasher. Space for freestanding fridge/freezer. Spot lighting.

Reception Room

13'6" x 15'4"

Light and airy reception room with bow window to the front aspect. Multifuel stove set in feature surround. TV aerial point. Radiator.

Dining Room

12'8" x 9'10"

Open plan. Space for dining table.

Sun Room

8'9" x 10'6"

With dual aspect windows including uPVC sliding doors to the garden. Radiator.

Cloakroom

Fitted with wc and hand wash basin.

Bedroom 1

12'0" x 11'5"

Spacious double bedroom. Radiator. TV aerial point.

Bedroom 2

9'2" x 11'2"

Double bedroom. Radiator.

Shower Room

12'2" x 6'9"

Fitted with three piece suite comprising large shower enclosure with mains fed shower over, hand wash basin with mixer tap and dual flush wc. Radiator. Cupboard housing hot water tank.

Driveway

Providing off road parking.

Garage

16'4" x 7'11"

With up and over door, power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features a paved patio area as well as a large timber shed/workshop.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 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.





Floor 0 Building 1

Approximate total area⁽¹⁾
1304.05 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our office head along the High Street, in the direction of the seafront, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way which leads to The Sidings. 17 The Sidings can be found a short distance on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

