



# CHOICE PROPERTIES

*Estate Agents*

35 Camelot Gardens,  
Sutton-On-Sea, LN12 2HP

Price £239,950



Choice Properties are delighted to bring to market this charming two bedroom detached bungalow situated on Camelot Gardens in the endearing seaside town of Sutton-on-Sea. The generously proportioned property benefits from being situated on a corner plot providing it with ample car parking and garden space. To the interior, the property features two bedrooms, kitchen, reception room, family bathroom, dining room and conservatory. Located a stones throw away from local amenities and golden sandy beaches, Early Viewing Is Highly Advised.

With the added benefit of gas central heating and UVPC double glazing throughout, the well proportioned and beautifully laid out internal living accommodation comprises:-

### **Hallway**

4'7 x 11'5

With UVPC entrance door. Access to loft via loft hatch. Laminate flooring. Radiator. Telephone point. Power points. Internal window to reception room.

### **Reception Room**

16'11 x 12'3

Dual aspect UVPC windows with bow UVPC window to front aspect. Gas fireplace with stone hearth and brick surround. Radiators. Power points. Opening to dining room.

### **Kitchen**

11'3 x 8'0

Fitted with wall and base units with work surfaces over. One and half bowl stainless steel sink with stainless steel mixer tap and drainer. Space for fridge freezer. Space for range cooker. Window to conservatory. Door to Hallway. Door to conservatory. Door to:-

### **Dining Room**

8'4 x 8'2

With UVPC bow window to side aspect. Laminate flooring. Sliding UVPC door conservatory. Radiator. Power points. Thermostat.

### **Conservatory**

211 x 6'8

With UVPC windows to all aspects. UVPC door to garden. Plumbing for washing machine. Space for dryer. Power points.

### **Bedroom 1**

14'11 x 9'5

With bow UVPC window to front aspect. Two fitted storage cupboards. Radiator. Power points.

### **Bedroom 2**

8'11 x 10'10

With large UVPC window to rear aspect. Radiator. Power points. Telephone point.

### **Bathroom**

5'7 x 7'6

Fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin, and a push flush w.c. Storage cupboard housing Worcester gas boiler. Tiled walls. Extractor fan. Two wall mounted storage units. Radiator. UVPC window to rear aspect.

### **Studio**

Fitted with power and lighting, dual aspect UVPC windows and UVPC entrance door from the garden.

### **Garage**

Detached brick built single garage with up and over garage door and pedestrian access door.

### **Driveway**

Paved driveway providing off the road parking space for up to three vehicles.

## **Gardens**

Situated on a corner plot, the property benefits from a large front garden that wraps around the side of the property with a variety of mature plants and shrubbery. The property also boasts a fully enclosed south facing part paved part laid to lawn rear garden with fencing to the perimeter.

## **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.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 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.

## **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 regulation 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.













# Directions

From our Sutton-on-Sea office head west along High Street until you reach the roundabout where you take the first exit. Continue for 200m then turn right onto Camelot Gardens. No. 35 can be found 200m along on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

