



# CHOICE PROPERTIES

*Estate Agents*

16 Crabtree Lane,  
Sutton-On-Sea, LN12 2RT

Reduced To £145,000



Choice Properties are delighted to bring to market this superb two bedroom semi-detached bungalow located on Crabtree Lane situated in the ever sought after seaside village of Sandilands. Internally, the property features a well proportioned living room, kitchen, utility, bathroom, conservatory, and two bedrooms (including a converted loft room). To the exterior, the property features a fully enclosed laid to lawn driveway and a spacious driveway. With No Onward Chain, Early Viewing Is Highly Advised.

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

### **Entrance Hall**

8'8 x 4'4

With uPVC entrance door. Dual aspect uPVC windows. Tiled flooring. Power points. uPVC door leading to:-

### **Kitchen**

5'9 x 11'0

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with single taps and drainer. Space for range cooker. Space for under counter fridge freezer. Part tiled walls. Part tiled part hardwood flooring. Radiator. Power points. Door to living room. Opening to:-

### **Utility**

6'1 x 16'0

With uPVC external doors to both the front and rear. Plumbing for washing machine. Base units. Power points. uPVC window to front aspect.

### **Living Room**

10'8 x 13'8

With walk-in uPVC bay window. Consumer unit. Radiator. Power points. Tv aerial point. Telephone point. Door to:-

### **Hallway**

10'8 x 10'10

With access to converted loft room. Hardwood flooring. Radiator. Power points. uPVC window to side aspect.

### **Bedroom 1**

10'10 x 8'1

Double bedroom with radiator, power points, and uPVC French doors leading to the conservatory.

### **Conservatory**

12'3 x 12'7

With uPVC double glazed windows to all aspects. uPVC French doors leading to rear garden. Power points.

### **Bathroom**

5'10 x 5'11

Fitted with a three piece suite comprising of bath with shower over, pedestal wash hand basin with single taps, and a low level wc. Tiled walls. Frosted uPVC window to rear aspect.

### **Loft Bedroom**

10'8 x 29'11

Double bedroom with under eaves storage. Radiator. Power points. Velux window.

### **Garden**

To the rear of the property is a fully enclosed private laid to lawn garden with fencing and hedgerows to the perimeter. The rear garden further benefits from backing onto nearby fields allowing the property to have beautiful countryside views. The rear garden is also home to a variety of sheds providing the property with extra storage space.

### **Driveway**

Part paved and part gravelled driveway providing off the road parking space for several vehicles.

### **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 A.

### **Viewing Arrangements**

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.

### **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.

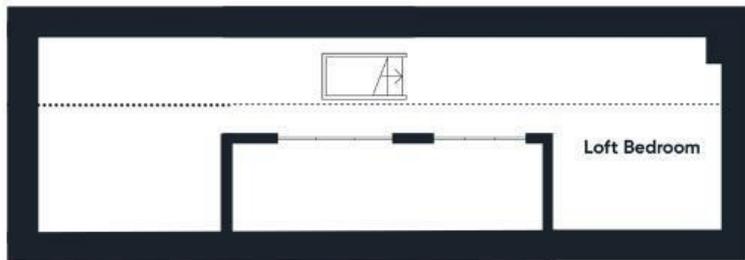








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
743.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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

Head right out of the Sutton on Sea office along the High Street and bear left at the roundabout towards Sandilands. You will then be on Huttoft Road. Follow this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side. The property can be found a short drive along on the 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 |           |

| 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 |           |

