CHOICE PROPERTIES
Estate Agents

34 Park View,
Sutton-On-Sea, LN12 2NT

Price £245,000

It is a pleasure for Choice Properties to bring to the market this immaculately presented two bedroom generously proportioned detached bungalow, situated in a quiet residential position, within close proximity to the award winning beaches and local amenities on offer in Sutton on Sea. Boasting privately enclosed low maintenance gardens to the rear, garage, driveway and further benefiting from a solar panel system with battery storage, early viewing is advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Featuring a mains gas central heating system and uPVC double glazing throughout, the well maintained accommodation comprises:-

Entrance Lobby
Front uPVC door leading into the entrance lobby, leading through to the:

Hallway
19'04" x 3'07"
Providing loft access with fitted loft ladder including lighting and partially boarded. and doors leading to:

Reception Room
13'10" x 15'10"
Light and airy reception room benefiting from dual aspect windows; including a bow window to front aspect and fitted with a gas fire, set in a feature surround and a TV aerial.

Kitchen/Dining Room
14'03" x 12'10"
Fitted with a range of wall and base units with worktop over, wall units having under lighting, one and a half bowl stainless steel sink with drainer, mixer tap and filtered water tap, a recently installed integrated oven, four ring gas hob with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, ample space for a dining table, extractor fan, partly tiled walls and the kitchen also houses an easily accessible isolator switch for the water supply to the property. Sliding patio doors to the:-

Conservatory
9'07" x 12'05"
With an apex polycarbonate roof, triple aspect windows, double opening 'French' doors to the garden, inset spot lighting, engineered oak flooring and a radiator.

Utility Area
3'02" x 8'09"
Handy space fitted with an array of storage cupboards with sliding doors, housing the controls and battery storage system for the solar panels, gas combi boiler and consumer unit. The utility area also features space and plumbing for a washing machine, as an alternate location to the kitchen if preferred.

Bedroom 1
10'11" x 11'01"
Spacious double bedroom with an array of fitted wardrobes.

Bedroom 2
11'04" x 10'10"
Spacious double bedroom with an array of fitted wardrobes.

Bathroom
7'01" x 8'10"
Fitted with a four piece suite comprising a corner shower enclosure with mains fed shower head over and mermaid boarded walls, panelled bath tub with mixer tap, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls and a wall mounted heater and extractor fan.

Driveway
Block paved driveway providing off road parking for several vehicles.

Garage
18'04" x 9'05"
With an up and over door, power and lighting, electric sockets and water supply, rear frosted windows and rear uPVC pedestrian door. Fitted with work benches and storage.

Garden
The property is fronted by a garden laid with shingle for ease of maintenance with timber fencing to the boundary, and housing an array of potted plants and shrubs.

To the rear of the property you will find a further low maintenance garden; mostly paved and privately enclosed with timber fencing to the boundaries.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 443777.

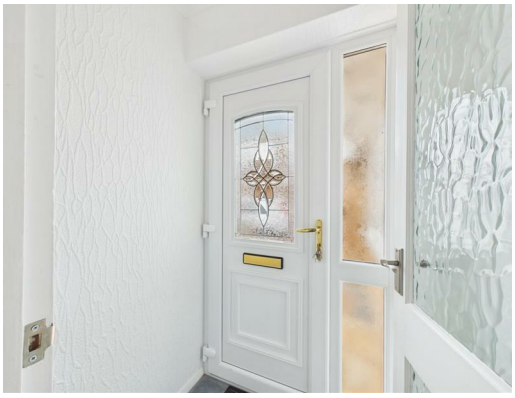
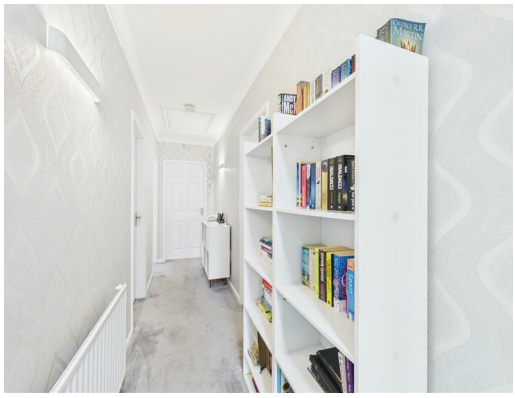
Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

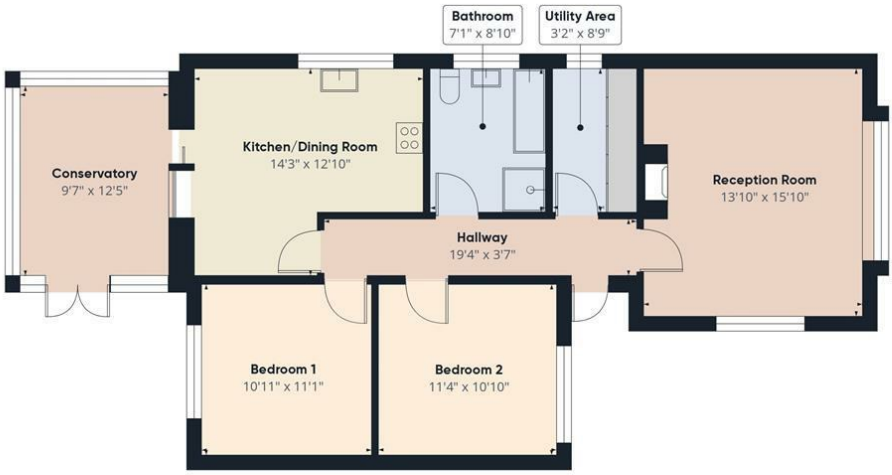
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

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.

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)

1123 ft^2

(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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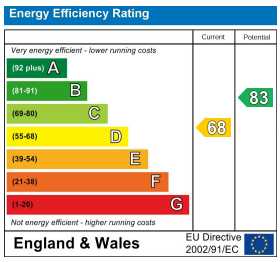
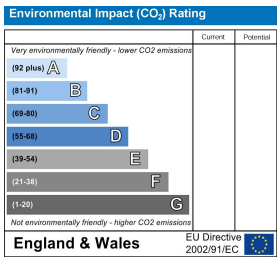
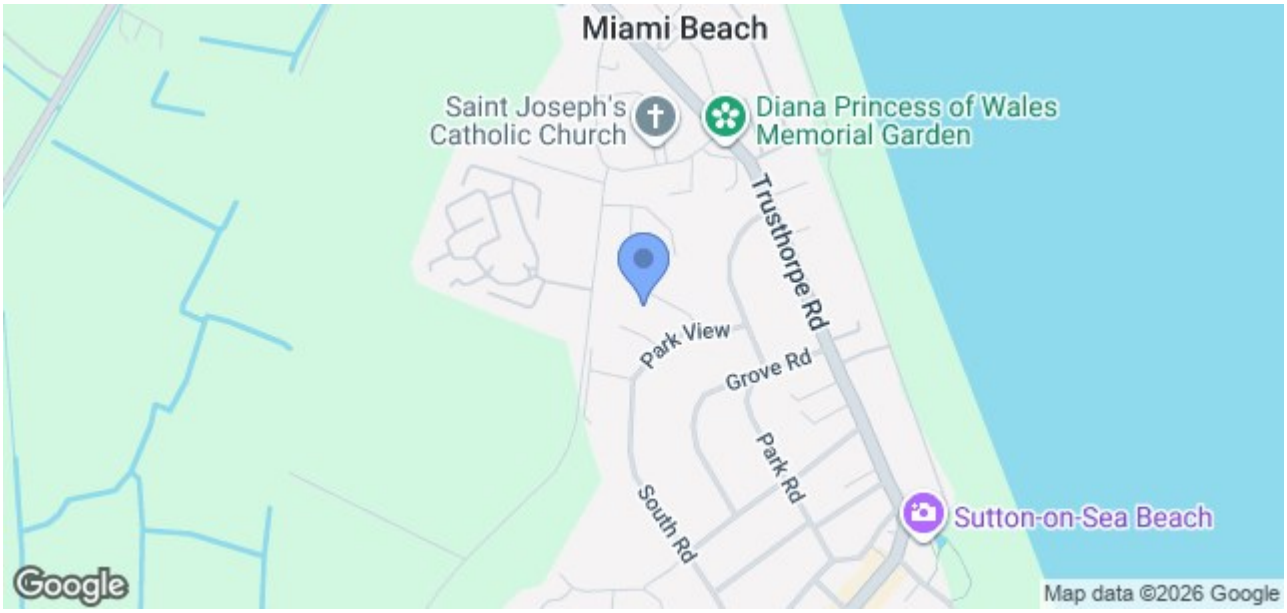
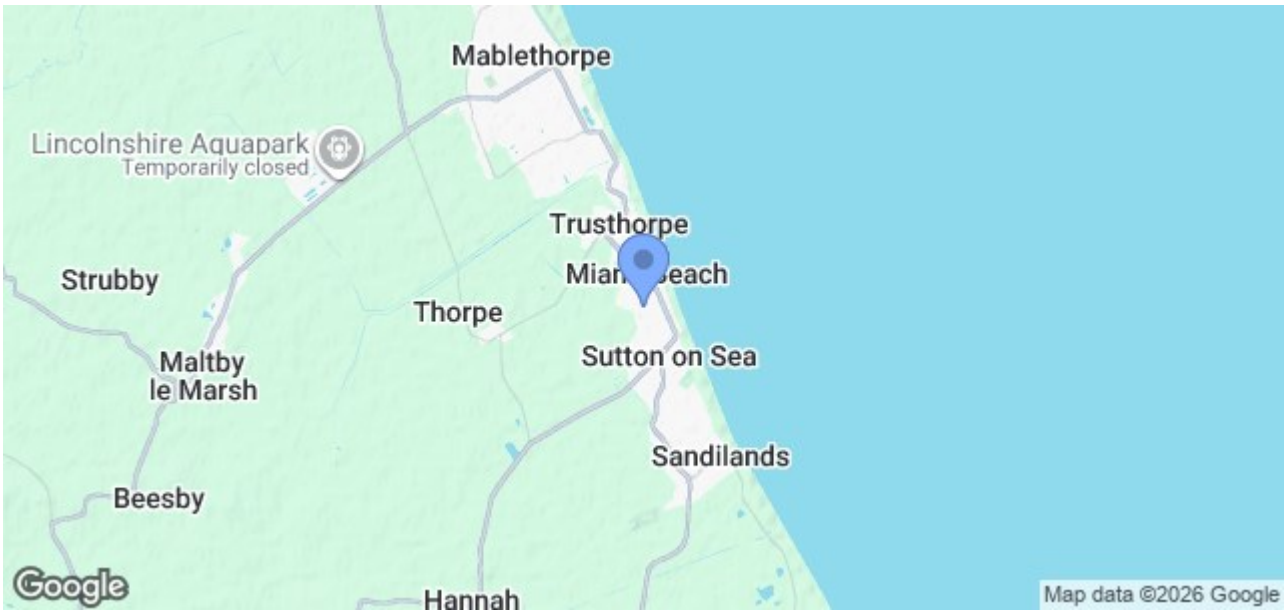
Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road, now take your next right on to Park View and immediate right again. Number 34 can be found at the bottom of the road on your left hand side.