



# CHOICE PROPERTIES

*Estate Agents*

Leigh Cottage High Street,  
Sutton-On-Sea, LN12 2HE

No Onward Chain £290,000



It is a pleasure for Choice Properties to offer for sale this immaculate semi-detached cottage which has been finished to a very high standard throughout and occupies an ideal position just moments away from the local amenities and golden sandy beaches. This impressive property boasts three double bedrooms, two bathrooms, a tasteful kitchen and versatile layout. Early viewing is certainly advised!

The property has the added advantage of Gas Fired Central Heating and UPVC Triple & Double Glazed Windows & Doors. Externally the property benefits from eco rendering to provide the best quality thermal insulation. Internally, this spacious and highly renovated accommodation consists of :-

### **Entrance Hall**

Composite front entrance door.

### **Hallway**

Tiled flooring. Spot lighting. Radiator. Staircase to the first floor. Opening to bedroom 3, utility, and shower room, providing potential for a self contained annex.

### **Kitchen**

10'11" x 11'4"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit and drainer with mixer tap, integrated washing machine, integrated fridge and freezer, integrated oven and microwave, integrated five ring induction hob with extractor over. Spot lighting. Tiled floor. Column radiator.

### **Reception Room**

5'0" x 20'9"

Spot lighting. Tiled flooring. Multi fuel stove set on brick feature hearth. TV aerial point. Column radiator.

### **Sunroom**

7'7" x 13'8"

Spot lighting. uPVC sliding door to the garden. TV aerial point. Radiator.

### **Bedroom 3**

11'11" x 12'6"

Spacious double bedroom. Bay window to the front aspect. Dual aspect windows. TV aerial point. Radiator.

### **Shower Room**

2'7" x 7'11"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Spot lighting. Heated towel rail.

### **Utility**

Spot lighting. Tiled flooring. Stainless steel sink unit.

### **Under Stairs Cupboard and WC**

Dual flush wc. Spot light. 'Honeywell' thermostat controls.

### **Landing**

3'11" x 8'3"

Doors to:

### **Dressing Room / En-Suite WC**

Loft access. Fitted with rails and drawers. En suite area with dual flush wc and hand wash basin set in vanity unit. Spot lighting.

### **Bedroom 1**

11'1" x 19'8"

Spacious double bedroom. TV aerial point. Two radiators. Dual aspect windows.

### **Bedroom 2**

10'11" x 9'8"

Spacious double bedroom. TV aerial point. Radiator.

## **Bathroom**

7'10" x 7'10"

Fitted with four piece bathroom suite comprising roll top bath tub with mixer tap and shower attachment over, shower enclosure with mains fed shower over, hand wash basin and wc set in vanity unit. Part tiled walls. Tiled flooring. Heated towel rail.

## **Driveway**

Gated access leads to a large block paved driveway.

## **Garden**

To the rear and side of the property is an enclosed garden with timber fencing to the boundaries. The garden is laid mostly to paving slabs and features an area laid to artificial turf as well as a gravelled area. The garden further benefits from a useful timber shed/summer house fitted with power and lighting as well as a brick built bar.

## **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**

Opening hours - Mon-Fri 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.

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>  
1080.7 ft<sup>2</sup>

(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.

GIRAFFE360

# Directions

From our Sutton-on-Sea office head along the High Street towards Alford Road/A1111. Leigh Cottage is located on the right hand side just before the mini roundabout.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

