



# CHOICE PROPERTIES

*Estate Agents*

1 St. Francis Gardens,  
Sutton-On-Sea, LN12 2QX

Price £425,000



It is a pleasure for Choice Properties to bring to the market this superb and stylish three/four bedroom (one en suite) detached property. This expansive home additionally benefits from solar panels (owned outright) a large driveway, double garage, beautifully maintained gardens and is positioned in a sought after location close to the beach and local amenities. Early viewing of this impressive property is highly recommended.

The property benefits from Gas central heating, UPVC double glazing and solar panels. Internally the generously proportioned and beautifully maintained accommodation comprises:

**Front entrance door to:**

**Entrance Hall**

6'8" x 4'1"

Radiator.

**WC**

6'8" x 3'2"

With w.c. and wash hand basin set in vanity unit. Radiator.

**Hallway**

23'5" x 6'7"

Staircase to the first floor landing. Radiator. Smoke alarm. Double opening glazed doors leading through to:

**Living Room**

19'8" x 16'3"

Bi-fold doors leading out to the rear garden. Timber flooring. Electric fire set in feature surround. Wall and centre lighting. 2 radiators.

**Sitting Room/Bedroom 4**

11'10" x 16'3"

Radiator. Centre lighting.

**Kitchen/Dining Room**

23'5" x 14'9"

Spacious kitchen/dining room with a range of modern kitchen units including a central island and quality fitted appliances which include two electric ovens, electric hob, dishwasher and fridge. Radiator. Spot lighting. Extractor fan. Door to utility room.

**Utility Room**

6'2" x 10'4"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine and tumble dryer. Part tiled walls. Programmer controls for the central heating and hot water. Radiator. Integral door to the garage. Door leading out to the rear garden with stable style opening.

**Landing**

Spacious landing with space for seating. Airing cupboard housing the hot water cylinder with immersion heater. Smoke alarm. Radiator.

**Bedroom 1**

20'0" x 13'5"

Two large fitted wardrobes. with double opening doors. Radiator. Door to:

**En-suite Shower Room**

6'6" x 11'5"

Large shower enclosure with glazed screen and mixer shower, wash hand basin set in vanity unit and w.c. Part panelled walls. Radiator. Spot lighting. Extractor fan.

**Bedroom 2**

16'3" x 11'7"

Radiator. Access to the loft area.

**Bedroom 3**

9'1" x 10'0"

Radiator. Access to the loft area.

## **Shower Room**

9'1" x 9'4"

Large shower area with electric shower, wash hand basin and w.c. Radiator. Half tiled walls. Extractor fan.

## **Driveway**

Large block paved driveway providing off street parking for several vehicles.

## **Double Garage**

16'11" x 16'5"

With electric remote operated garage door. Power and lighting. Opening leading through to:

## **Boiler Room**

Gas boiler which supplies the central heating and hot water.

## **Gardens**

The property is fronted by a well tended lawned garden featuring an array of established planting. To the rear of the property you will find a fantastic and beautifully designed private garden displaying established plants and shrubbery with block paving and artificial grass. Enclosed side garden which is walled to the front providing an additional private seating area. To the right hand side of the property is gated access to the separate area with timber shed and bin storage space. Outside lighting and power points. Outside water tap.

## **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 F.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening times**

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

## **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. 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>

2256 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 and turn left at the mini roundabout, follow the A52 along Huttoft Road and St Francis Gardens can be found on your right hand side just before the junction with Sea Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			72
(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	

