CHOICE PROPERTIES

Estate Agents

2 Hanson Drive, Sutton-On-Sea, LN12 2TU

Reduced To £230,000



Choice Properties are delighted to present this spacious and beautifully maintained two-bedroom detached bungalow. Ideally positioned in a highly sought-after location, the property offers convenient access to both the High Street and the beach, making it a perfect blend of comfort and location.

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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Benefitting from uPVC double glazing and gas central heating, the spacious and well laid out internal accommodation consists of:

Front porch
6'6 x 3'6
Door leading to:

Hallway
6'8 x 7'8
Loft access, radiator, doors leading to:

Kitchen
9'9 x 12'1
Fitted with a range of wall and base units, inset one and a half bowl sink, with drainer and mixer tap, gas hob, plumbing for a washing machine, space for appliances, radiator, double glazed window to side aspect.

Reception Room
13'0 x 18'8
Light and airy reception room, feature electric fireplace, radiator , double glazed window to the front aspect.

Shower Room
5'9 x 7'8
Three piece suite comprising , low level WC, vanity sink unit, mixer tap, shower cubicle, mermaid board throughout.

Bedroom 1
13'5 x 8'4
Spacious double bedroom, fitted wardrobes and fitted wall units, radiator, double glazed window to the rear aspect.

Bedroom 2
9'7 x 10'4
Fitted wardrobes, radiator, double glazed window to the rear aspect.

Garage
Fitted with an electric door, power and lighting, the garage also houses the wall mounted combination boiler; supplying both the central heating and hot water system.

Garden
To the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to artificial lawn for ease of maintenance and features a charming timber summer house.

Driveway
Paved driveway providing off road parking.

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

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 Sutton on 01507 443777

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

















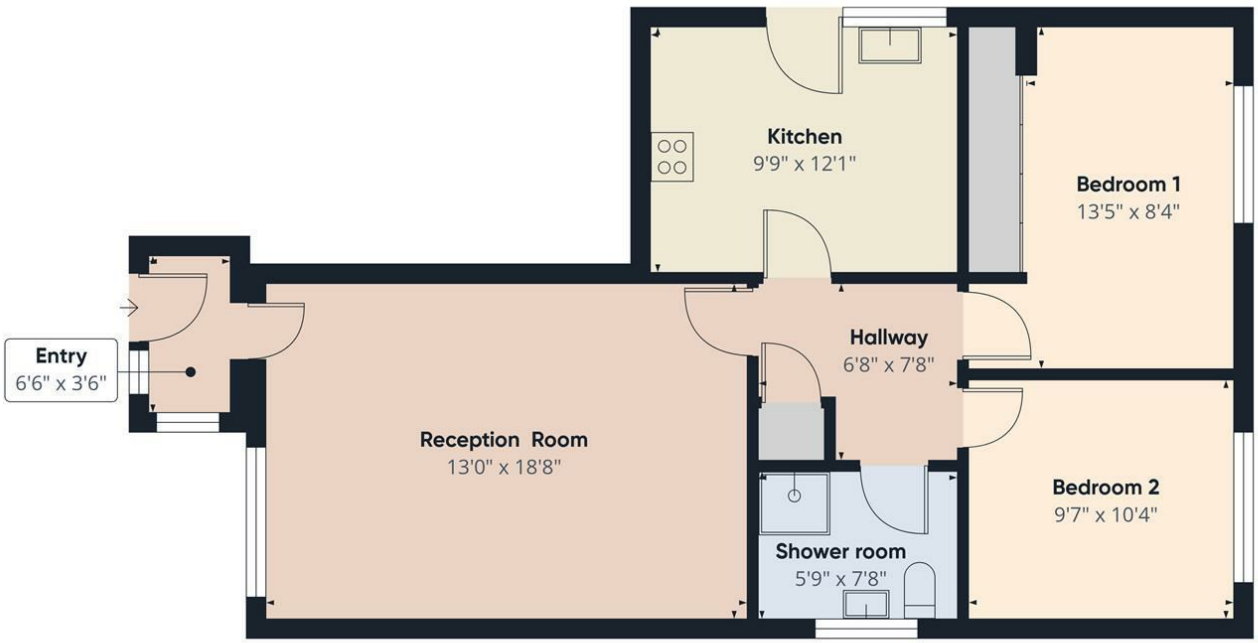












Approximate total area(1)

726 ft²

(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 office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Take your third left, just after the left hand bend, on to Harding Close. 2 Hanson Drive can be found a short distance along on your left hand side.

