CHOICE PROPERTIES
Estate Agents

# 21 Crabtree Lane, Sutton-On-Sea, LN12 2RT

## Price £215,000

Choice Properties are delighted to bring to the market this impressive two bedroom semi-detached bungalow, occupying a pleasant position in a sought after residential area close to the local amenities and golden sandy beaches of Sutton-On-Sea. Benefiting from a new kitchen and shower room fitted in the last three years, as well as a well kept garden with open views, early viewing is certainly 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

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Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

### Entrance Hall
8'02" x 8'04" extending to 6'06" x 2'07"
uPVC entrance door. Radiator. Open plan with kitchen. Wall mounted 'Ideal' combination boiler.

### Kitchen/Dining Room
12'01" x 11'08"
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, plumbing for a dishwasher. Spot lighting. Tiled flooring. Floor to ceiling windows and uPVC double patio doors leading to the garden.

### Reception Room
14'05" x 11'11"
Light and airy reception room with double opening patio doors to the garden. Two radiators.

### Bedroom 1
11'01" x 10'10"
Spacious double bedroom. Radiator.

### Bedroom 2
10'06" x 9'05"
Double bedroom with bay window to the front. Radiator.

### Shower Room
6'07" x 5'02"
Fitted with a white three piece bathroom suite comprising walk-in shower enclosure with mains fed shower, hand wash basin set in vanity unit, and dual flush wc. Tiled walls and flooring.

### Outside Store/Utility Area
10'09" x 6'05"
Plumbing for a washing machine.

### Workshop
8'08" x 9'06"

### Driveway
Providing off road parking.

### Garden
To the rear of the property is an enclosed garden with timber fencing to the rear, which is mostly laid to lawn for ease of maintenance. The garden also benefits from beautiful open views over fields to the rear.

### 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 A.

## Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

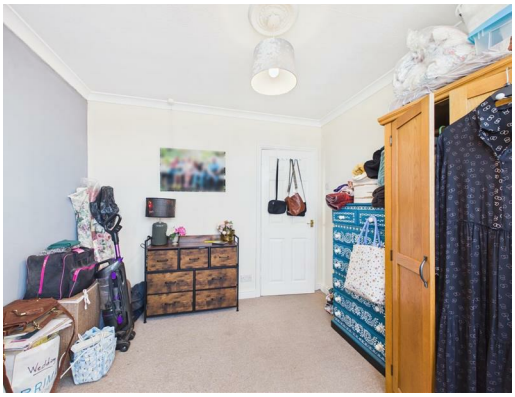
## Opening Hours

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

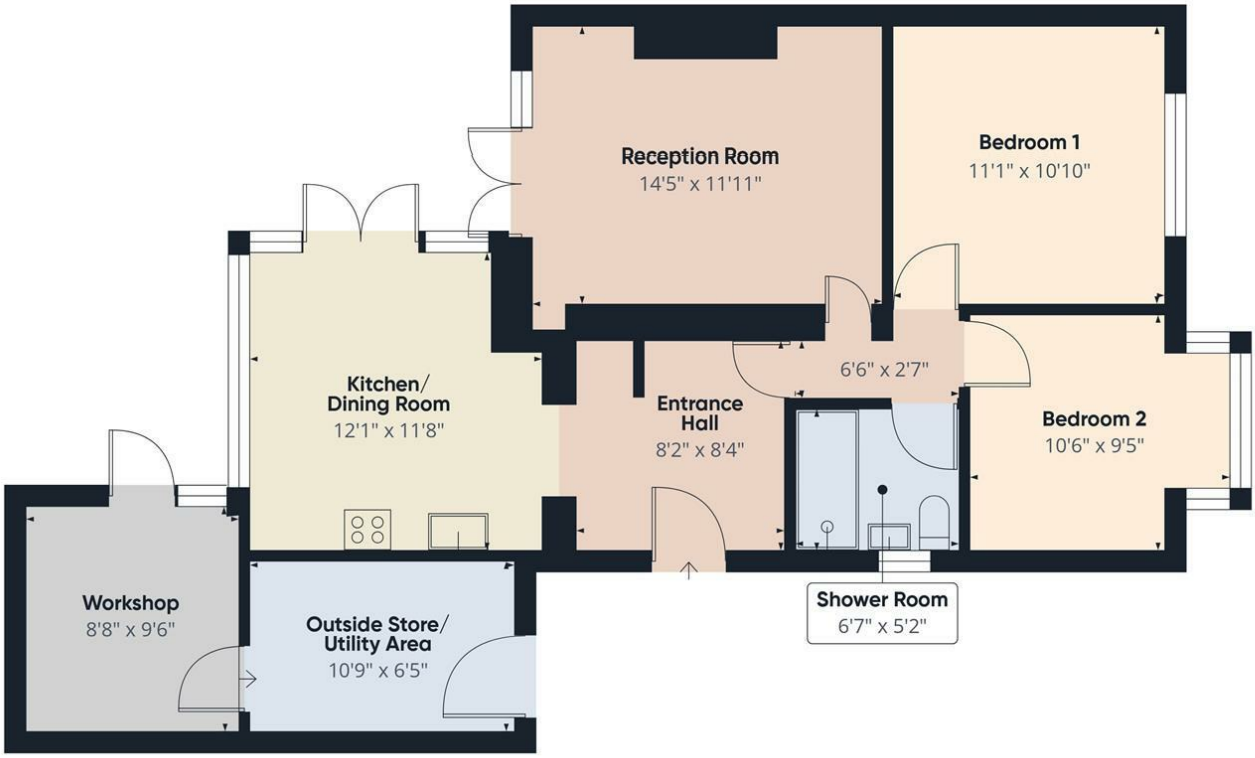
## Making An Offer

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.

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.



FOR SALE




**Approximate total area**(1)

800 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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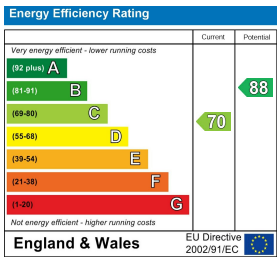
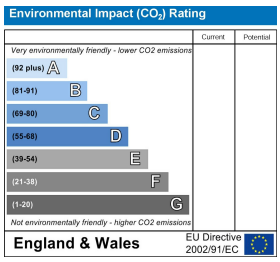
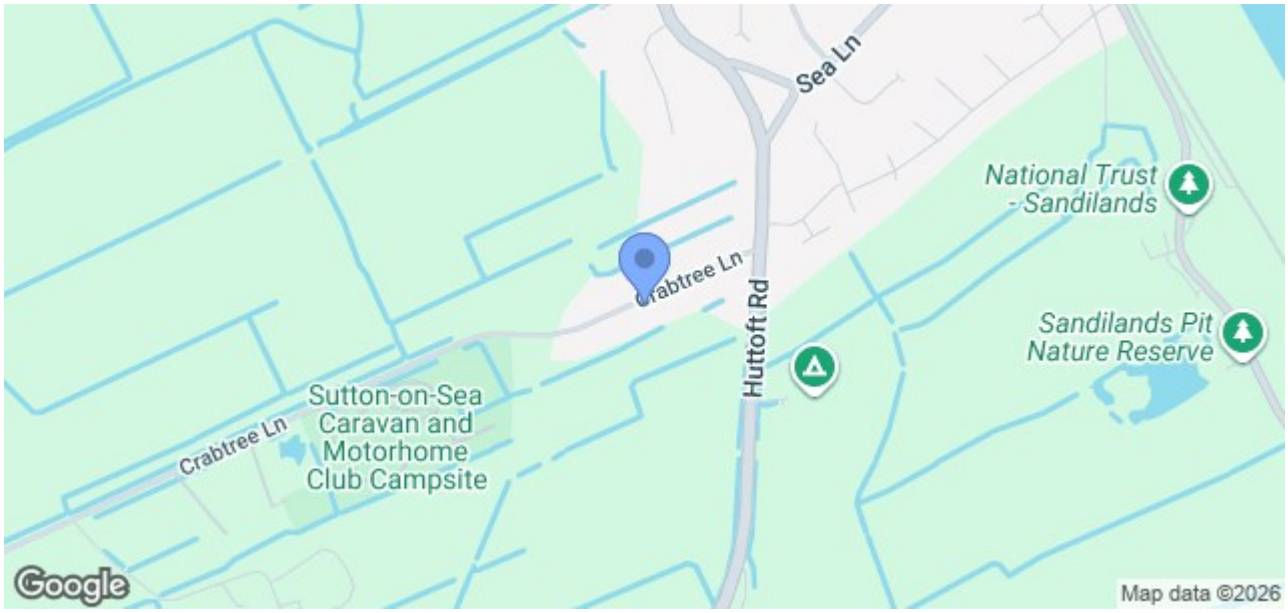
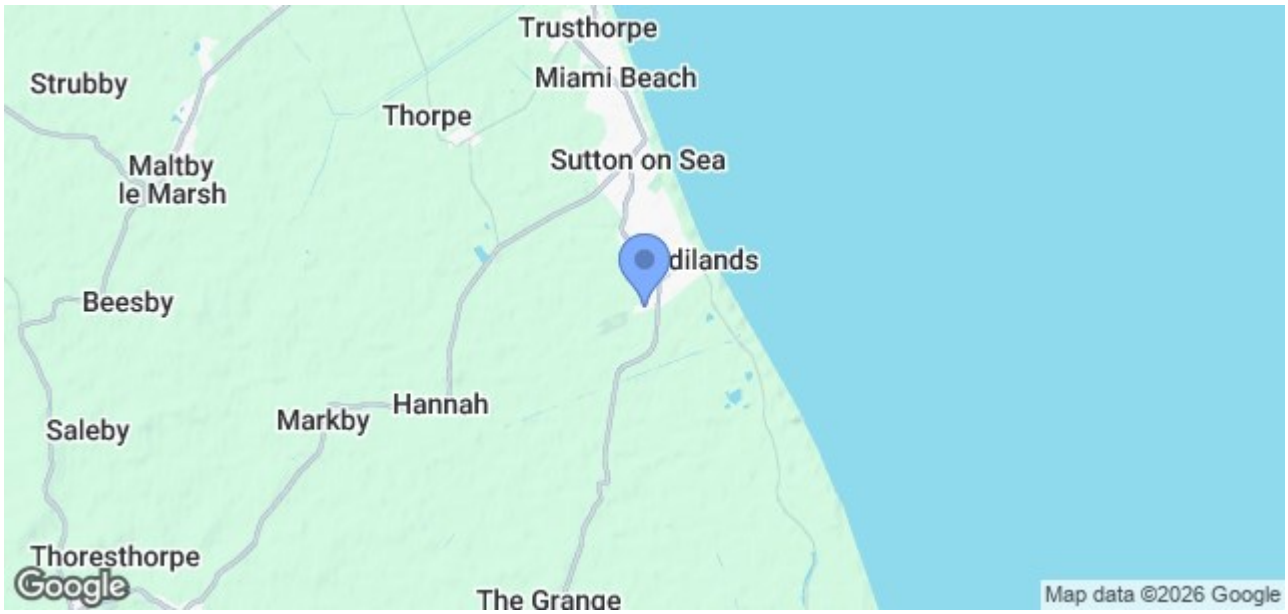
# Directions

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.