CHOICE PROPERTIES

Estate Agents

12a Church Lane, Sutton-On-Sea, LN12 2JB

Offers Over £400,000



It is a pleasure for Choice Properties to offer for sale this superb, individually designed detached five bedroom (one en suite) house positioned set back from the road and within generously sized and well tended gardens. This fantastic property is situated in a sought after residential position convenient for the village centre, beach and local amenities.

Offering generously proportioned rooms throughout with a flexible lay out, the capacious accommodation comprises:-

Entrance Hall
14'2" x 13'10"
Grand and spacious entrance hall, double opening storage cupboard, staircase to the first floor, telephone point, new wall mounted consumer unit.

Reception Room
15'5" x 19'8"
Dual aspect windows, large picture window to the front aspect, feature fireplace with tiled hearth and brick surround, telephone point, TV Aerial point, three wall lights.

Kitchen
11'11" x 13'7"
Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, four ring gas hob with with extractor hood over, integral oven, space for dish washer, integral fridge and freezer, TV Aerial point, breakfast bar, built in single storage cupboard, partly tiled walls, doors to utility and dining room.

Utility Room
8'10" x 5'10"
Fitted with base units with worktops over, one bowl stainless steel sink unit with drainer, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, door to rear garden.

Dining Room
11'11" x 9'11"
Spacious room providing ample space for a large dining table, open plan to the reception room, double opening French patio doors to conservstory.

Conservatory
12'10" x 12'8"
Triple aspect windows, Aplex glass roof, Double opening French patio doors into the garden.

Galleried Landing
12'2" x 15'11"
Access to the eaves, loft access.

Bedroom 1
19'08'' x 12'01'' maximum measurements
Spacious double bedroom, large window to the front aspect, TV Aerial point, door to the dressing room, hive controls.

Dressing Room
9'11" x 8'10"
Spacious dressing room providing lots of space for a dressing table and all storage.

Bedroom 2
11'11" x 13'9"
Spacious double bedroom, large window to rear aspect, door to;-

En-suite
3'3" x 9'10"
Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin with mixer tap set into vanity unit, dual flush wc, heated towel rail, extractor fan, tiled walls, inset spot lights to the ceiling.

Bedroom 3
18'8" x 9'8"
Box window to front to the front aspect, dual aspect windows, spacious double bedroom, access to the eaves.

Bedroom 4
9'11" x 10'6"
Box window to rear aspect, double bedroom, built in wardrobe, airing cupboard housing the wall mounted 'Worcester' boiler and cylinder, access to the eaves.

Bedroom 5 / Study
10'7" x 9'10"
Spacious double bedroom, versatile usage, dual aspect windows.

Bathroom
6'2" x 14'1"
Fitted with a four piece suite comprising panelled bath with single taps, large walk in shower cubicle with main shower over, dual flush wc, large wash hand basin with mixer taps set into vanity unit, tiled walls, extractor fan, inset spot lights to the ceiling, shaving point, heated towel rail.

WC
4'9" x 5'10"
Fitted with a two piece suite comprising dual flush wc and wash hand basin set into vanity unit, tiled splash backs.

Driveway
The property is set back from the road and accessed via a sweeping gravelled driveway which provides off road parking for multiple vehicles.

Double Garage
18'06'' x 16'04''
Electric roller door, window to the rear aspect, power and lighting.

Garden
The property sits proudly within beautifully maintained gardens which have been mostly laid to lawn, there is an attractive patio seating area with water feature edged by low level box hedging, a useful timber shed, plus a fish pond with bridge over. An attractive variety of plants, flowers and trees adorn the grounds and this superb garden is privately enclosed by hedging and brand new fencing.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 D

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.









































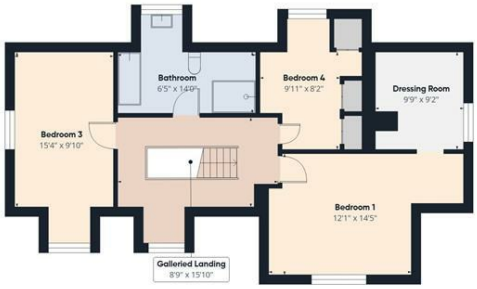









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

2360 ft²

Reduced headroom

16 ft²

(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.

GIRAFFE360

Directions

From our office follow the High Street along to the mini roundabout. At the roundabout bear left in the direction of Sandilands. As you progress along Huttoft Road, take a left turn just before you reach the church into Church Lane and number 12a can be found on your right hand side.

