CHOICE PROPERTIES
Estate Agents

# Rigsby Park Road, Sutton-On-Sea, LN12 2NJ

## Offers Over £379,950

Choice Properties are delighted to bring to the market this stunning four bedroom detached bungalow situated in a quiet location just a stones throw away from local amenities and our award winning sandy beaches. Boasting generously proportioned rooms throughout, a stylish, modern interior, and privately enclosed gardens and driveway, early viewing is certainly advised!

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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 a mains gas central heating system and uPVC double glazing throughout, the well maintained accommodation comprises:-

**Entrance Porch**
6'1 x 2'0
With uPVC entrance door. Tiled flooring. Exposed brick walls. uPVC door leading to hallway.

**Hallway**
16'2 x 5'7
With internal doors to bedroom 1, bedroom 2, bedroom 3, bathroom, and kitchen/dining area. Console for security alarm system. Radiator. Power points.

**Dining Room**
9'0 x 11'10
With space for a generously sized dining room table. Large uPVC window to side aspect. Radiator. Power points. Opening to kitchen. Double opening doors to living room.

**Kitchen**
10'8 x 12'10
Fitted with a range of wall, base, and drawer units with work surfaces over. Integral twin eye level oven. Integral dishwasher. Large ceramic single bowl sink with chrome mixer tap and ceramic drainer. Four ring electric hob with extractor hood over. Space for fridge freezer. Spot lighting. Internal door to utility. uPVC window to side aspect. Power points. Tv aerial points.

**Living Room**
20'1 x 12'0
With dual aspect uPVC windows including a large bow uPVC window to front aspect. Electric fireplace with tiled hearth. Three radiators. Power points. Telephone points. Tv aerial point.

**Utility Room**
5'9 x 11'3
Fitted with a range of wall and base units with work surfaces over, single bowl stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine and dryer. Internal door to the 2nd bathroom. Internal door to bedroom 4. uPVC door to conservatory.

**Conservatory**
5'10 x 15'0
With large sky light. External uPVC door leading to rear garden. uPVC door leading to garden room. uPVC window to rear aspect.

**Garden Room**
9'11 x 9'2
With double opening French doors leading to side garden. Power points. Tiled flooring. uPVC window to rear aspect.

**Bedroom 1**
15'3 x 11'3
Spacious double bedroom with a plethora of fitted wardrobe space with sliding doors. Large uPVC window to side aspect. Radiator. Power points. Telephone points. Tv aerial point.

**Bedroom 2**
15'2 x 11'4
Spacious double bedroom with a plethora of fitted wardrobe space with sliding doors. Large uPVC window to side aspect. Radiator. Power points. Telephone points. Storage alcove.

**Bedroom 3**
7'1 x 8'3
Single bedroom with a uPVC window to front aspect. Radiator. Power points. Fitted storage cupboard.

**Bedroom 4**
9'6 x 19'4
Large double bedroom with impressive bow window to front aspect. Feature fireplace with tiled hearth and hardwood mantel. Tv aerial point. Double opening uPVC doors leading to rear garden. Radiator. Power points. Consumer unit and electric meter in box unit.

## Bathroom
10'8 x 5'3
Fitted with a four piece suite comprised of a panelled jetted bath with chrome mixer tap, a fully tiled shower cubicle with sliding doors and traditional shower attachment, a large pedestal wash hand basin with chrome mixer tap, and a push flush wc. Tiled walls. Chrome heated towel rail. Fitted storage cabinet with back lit mirror over. Spot lighting. Extractor. Access to loft via loft hatch. Frosted uPVC window to side aspect.

## 2nd Bathroom
5'9 x 5'7
Fitted with a three piece suite comprised of a panelled bath with single taps and an electric shower over, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Cupboard housing the gas meter. Chrome heated towel rail. Frosted uPVC windows to front aspect. Fully tiled walls. Extractor.

## Gardens
To the side of the property is an artificial lawned garden with gated access to the spacious rear garden which is also laid to artificial lawn with feature borders and a paved patio area.

## Driveway
Gated access. Providing parking for multiple vehicles.

## Garage
With up and over door. Detached from the bungalow. Rear pedestrian access light and power points. Side window.

## 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

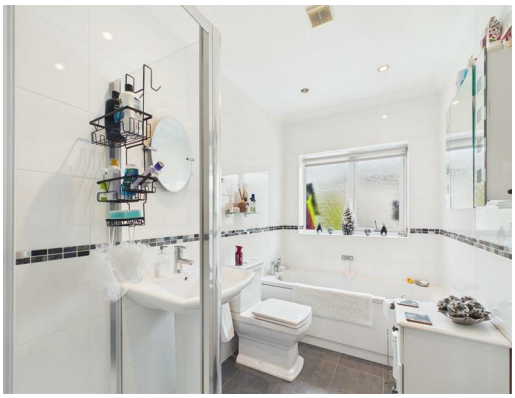
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

## Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 443777.

## Opening Hours
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 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.



RIGSBY

**Floor 0** Building 1

**Floor 0** Building 2

**Approximate total area**(1)

1836 $ft^2$

(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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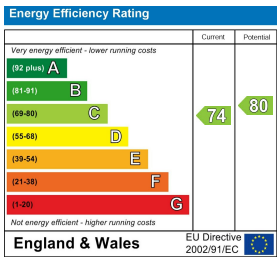
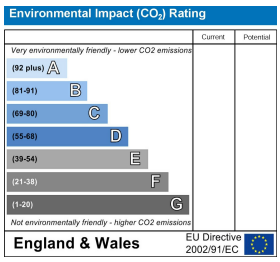
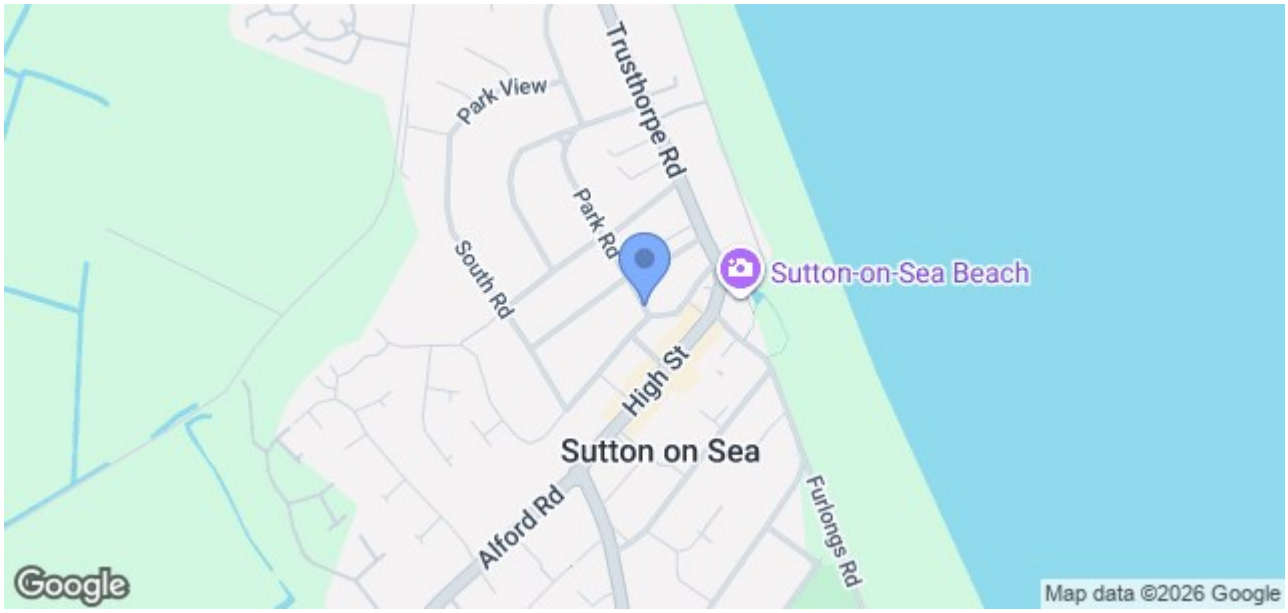
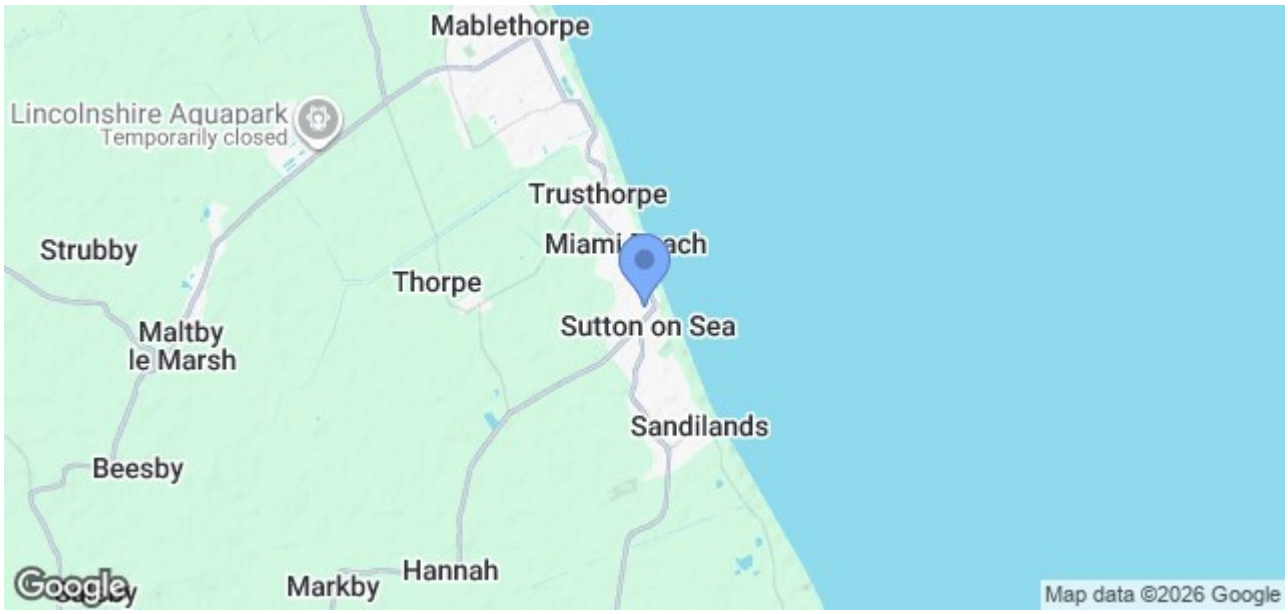
# Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right and Rigsby, Park Road is straight ahead.