CHOICE PROPERTIES

Estate Agents

74 Huttoft Road, Sutton-On-Sea, LN12 2QY

Reduced To £264,950



Choice Properties are delighted to offer for sale this most spacious three bedroom detached house, ideally situated moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. Standing proudly in generous gardens, offering ample living space and offered with no onward chain, 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

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

Entrance Hall
4'6" x 3'5"
uPVC front entrance door. Leading into:

Reception Room
13'2" x 11'9"
Light and airy reception room with dual aspect windows. Fireplace set in feature surround with wooden mantle. Telephone point. TV aerial point. Radiator.

Dining Room
13'3" x 9'3"
With ample space for a dining table. Dual aspect windows. Radiator. Staircase to the first floor landing. Wall mounted thermostat controls.

Kitchen
7'3" x 11'10"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with separate hot and cold taps over, space for freestanding oven, plumbing and space for a washing machine, wall mounted 'Worcester' combination boiler. Part tiled walls.

Pantry
7'7" x 4'2"
Fitted with shelves and providing space for a large freestanding fridge/freezer. Wall mounted electric consumer unit.

Rear Porch
4'10" x 3'9"
With uPVC door and polycarbonate roof.

First Floor Landing
With doors to:

Bedroom 1
13'2" x 11'8"
Spacious double bedroom. Radiator.

Bedroom 2
10'4" x 9'2"
Double bedroom with built in wardrobes and dressing table. Radiator.

Bedroom 3
7'7" x 8'1"
Radiator. Fitted storage cupboards.

Bathroom
7'1" x 5'11"
Fitted with a three piece bathroom suite comprising a panelled bath tub, pedestal wash hand basin and wc. Part tiled walls. Radiator.

Driveway
Double opening low-level timber gates open on to the paved driveway providing off road parking.

Gardens
This impressive property stands proudly in a generous plot, surrounded by lawned gardens which are privately enclosed by timber fencing to the boundaries.

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
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.





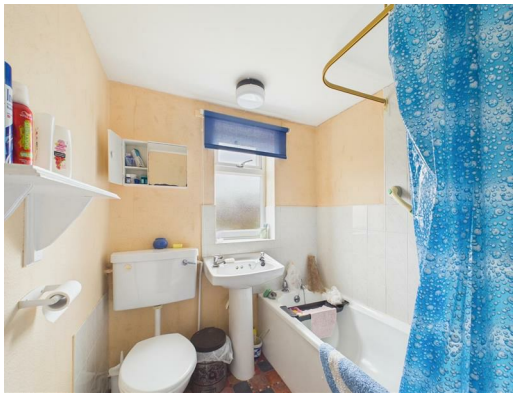










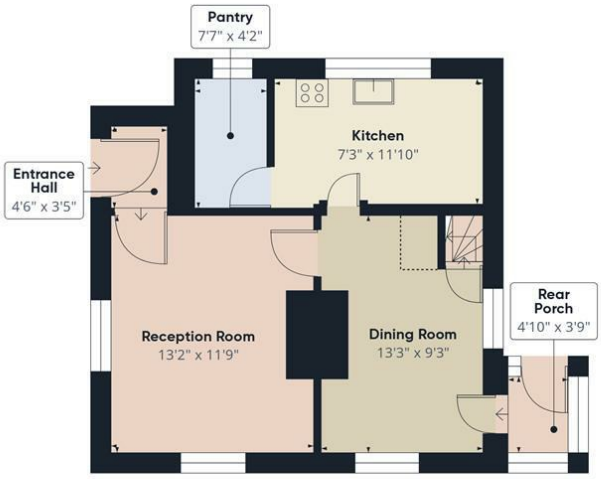




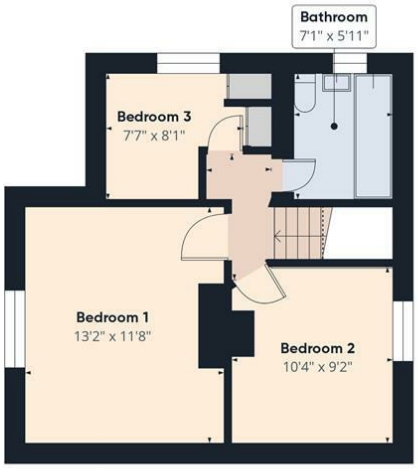








Floor 0



Floor 1



Approximate total area[1]

782 ft²

Reduced headroom

5 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.

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Directions

From our Sutton on Sea office, turn left at the mini roundabout and continue along Station Road past the primary school. Number 74 can be found a short drive along on the right hand side, just after the turning for St Francis Gardens.

