CHOICE PROPERTIES

Estate Agents

31 Marine Avenue West, Sutton-On-Sea, LN12 2TX

Reduced To £230,000



Choice Properties are pleased to offer for sale this two bedroom detached bungalow situated in a quiet residential and sought after location within close proximity to both the local amenities and golden sandy beaches on offer in Sutton on Sea. Additionally offered with no onward chain, the beautifully presented bungalow boasts a generously proportioned layout, a modern; high quality finish throughout, easy to maintain gardens, garage and off road parking, therefore early viewing is most certainly advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout the well presented accommodation comprises:-

Hallway
5'04" x 13'06"
Front composite door leading into the hallway with a built in airing cupboard; with radiator, access to the loft and doors to:

Breakfast Kitchen
17'04" x 8'06"
Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Lamona' hob with extractor hood over, integrated oven, space for a freestanding 'American' style fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer, partly tiled walls, breakfast bar area and the kitchen also houses the wall mounted consumer unit and the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Reception Room
17'02" x 12'03"
Fitted with a log burning stove on a slate hearth, a TV aerial, telephone point and an angled bay window to front aspect.

Bedroom 1
13'00" x 9'07"
Spacious double bedroom with an array of fitted wardrobes and double opening 'French' doors to the rear garden.

Bedroom 2
11'08" x 11'00"
Spacious double bedroom.

Shower Room
6'08" x 7'07"
Fitted with a modern three piece suite comprising a large walk in shower enclosure with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button flush button; both built into vanity, heated towel rail, mermaid boarded walls, inset spot lighting and an extractor fan.

Driveway
Paved driveway providing off road parking for several vehicles.

Garage
16'00" x 8'06"
With an electric roller door, side uPVC pedestrian door, fibre glass roof and power and lighting.

Garden
To the rear of the property you will find a privately enclosed garden which is paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features a range of planter beds to display a variety of plants and shrubs.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties Sutton-on-sea, Tel -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 - C.

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.













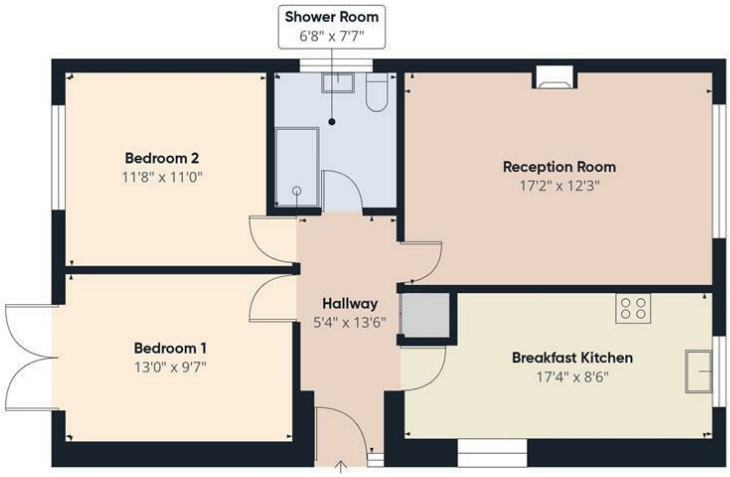










Floor 0





Floor 1

Approximate total area(1)

880 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.

GIRAFFE360

Directions

From our Sutton on Sea office turn right onto High Street and up to the small roundabout where you will continue over onto Alford Road (A1111). Take the next available turning on the right into Marine Avenue West. Number 31 can be found on your left hand side, opposite the turning for Acorn Close.

