CHOICE PROPERTIES

Estate Agents

43 Camelot Gardens, Sutton-On-Sea, LN12 2HP

Reduced To £190,000



CHAIN FREE Choice Properties are pleased to offer for sale this most spacious and well maintained two/three bedroom detached bungalow, conveniently located in a quiet residential location, only moments from the local amenities and golden sandy beaches of Sutton on Sea. Boasting a generously proportioned interior accommodation, this charming bungalow is further offered with no onward chain, so early viewing is most 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
naea | propertymark PROTECTED

Benefiting from a modern electric heating system, the abundantly light and bright accommodation comprises:-

Entrance Hall
6'09" x 2'07"
uPVC front door leading into the entrance hall with doors to:

Reception Room
9'04" x 18'06"
Light and airy reception room benefiting from a picture window to front aspect and fitted with laminate flooring and a TV aerial.

Kitchen/Dining Room
8'09" x 19'09"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a dishwasher, partly tiled walls and ample space for a dining table.

Lobby
5'09" x 2'04"
With laminate flooring, loft access and doors to:

Bedroom 1
10'01" x 10'04"
Spacious double bedroom fitted with a triple wardrobe with sliding doors.

Bedroom 2
7'11" x 8'10"
Double bedroom.

Shower Room
4'11" x 6'11"
Fitted with a three piece suite comprising a corner shower cubicle with sliding doors and electric shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls and a heated towel rail.

Study/Bedroom 3
7'05" x 10'03"
A garage conversion to give a versatile space to be utilised as a home study, or extra bedroom space for guests.

Driveway
Block paved driveway providing off road parking.

Garden
To the rear of the property you will find a privately enclosed and low maintenance garden, mostly laid with shingle and artificial grass with timber fencing to the boundaries. The rear garden additionally benefits from a block paved seating area, side timber outside store and a variety of well established plants and shrubs.

Tenure
Freehold.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

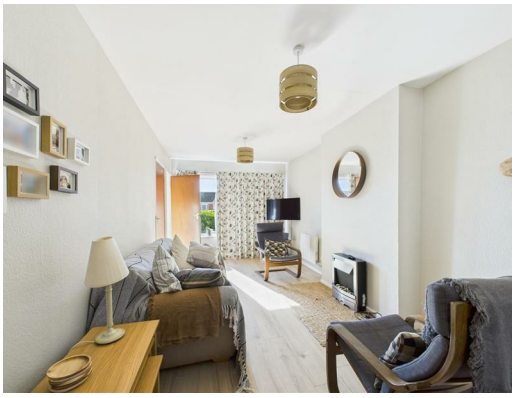
Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.













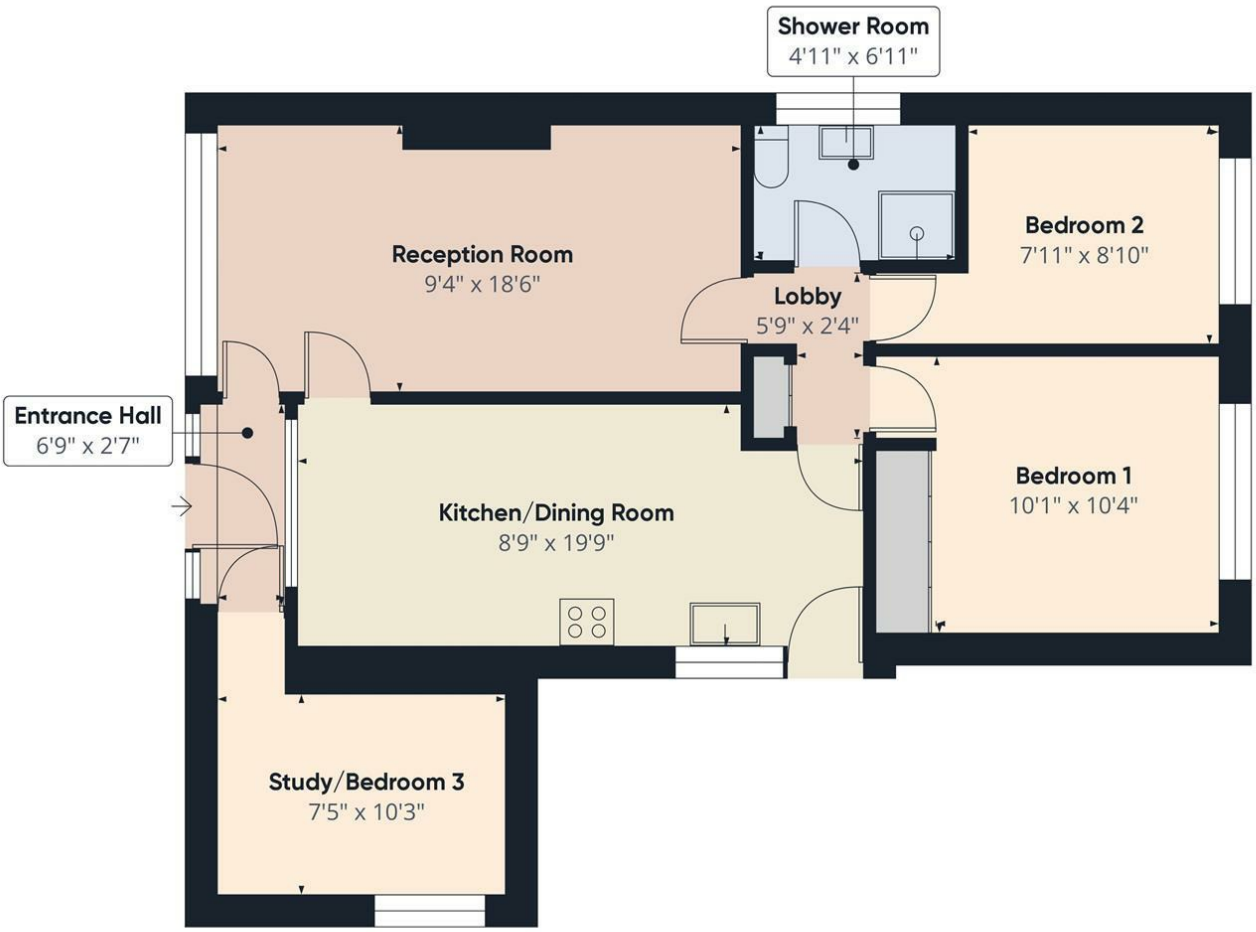












Approximate total area(1)

699 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Sutton on Sea office head right along the High Street and turn left at the mini roundabout then take your second right onto Camelot Gardens. Number 47 can be found a short way along on your right hand side, just after the first right turning which continues around Camelot Gardens.

