



# CHOICE PROPERTIES

*Estate Agents*

3 Maple Close,  
Sutton-On-Sea, LN12 2NG

Reduced To £285,000



Choice Properties are delighted to offer for sale this impressive and expansive three bedroom (one en suite) detached bungalow which sits upon well-tended gardens to the side and rear. This fantastic property is located in a brilliant position at the end of a quiet cul de sac and is offered with no onward chain.

Offering generously proportioned rooms throughout with a capacious layout, the well maintained and abundantly light and bright accommodation comprises:-

### **Hallway**

8'11 x 9'0

Loft access - partly boarded with ladder and lighting, thermostat controls, built in storage cupboard, telephone point.

### **Living room**

13'3 x 13'11

Light and airy reception room, gas fireplace set into marble surround with marble hearth and wooden mantle, TV Aerial point, telephone point.

### **Kitchen**

10'0 x 9'11

Fitted with a range of wall and base units with worktops over, one and half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker with four ring gas hob with extractor hood over, space for fridge/fridge, plumbing for a washing machine, partly tiled walls, door to utility.

### **Utility room**

7'10 x 9'10

Fitted with range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, partly tiled walls, door to garage, cupboard housing wall mounted combination boiler fitted in February 2024.

### **Dining room**

10'0 x 10'0

French double opening patio doors into the garden.

### **Bedroom 1**

14'2 x 12'6

Spacious double bedroom, TV Aerial point, door to:-

### **En-suite**

2'10 x 8'9

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, wall mounted light up vanity mirror.

### **Bedroom 2**

9'10 x 9'5

Double bedroom, TV Aerial point.

### **Bedroom 3**

9'10 x 6'10

TV Aerial point.

### **Bathroom**

6'7 x 8'9

Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, inset spotlights to the ceiling, extractor fan, built in airing cupboard.

### **Driveway**

### **Garage**

18'10 x 9'10

With up and over door, power and lighting.

## **Garden**

The property stands within an impressive corner plot which surrounds the property and is laid to lawn, and adorned with a variety of plants, trees and shrubbery to the borders and throughout. A paved footpath leads all the way around the bungalow, with timber fencing and brick to the boundaries. The property is fronted by large double opening timber gates with pedestrian gate to the side and paved footpath leading up towards the front entrance door.

## **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](http://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**

Viewing by appointment through Choice Properties Sutton on 01507 443777.

## **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.

## **Opening hours**

Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

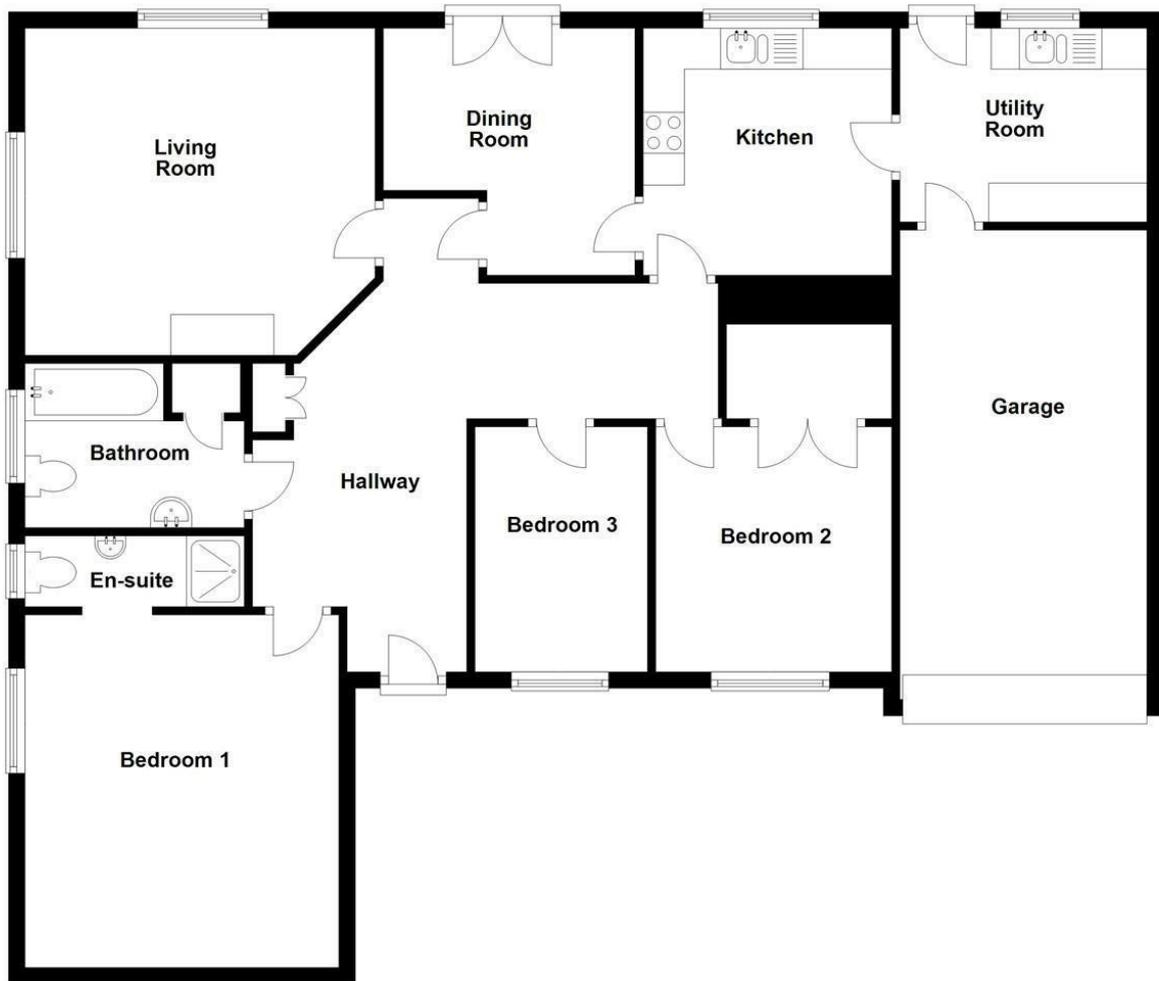
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### Ground Floor



# Directions

From our office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Maple Close is the second turning on your right and number 3 can be found a short distance down the cul-de-sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

