CHOICE PROPERTIES

Estate Agents

15 South Road, Sutton-On-Sea, LN12 2NE

Reduced To £485,000



Welcome to this stunning detached house which was newly build in 2022 and located on South Road in the sought-after area of Sutton-On-Sea. This individual property has been designed with a high specification finish throughout, perfect for those looking for a modern and luxurious living space.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your family. The property has many stand out features including underfloor heating to the ground floor, ensuring warmth and comfort throughout.

Another highlight of this property is the double garage, providing ample space for parking and storage.

Situated close to the beach, this home offers the perfect blend of coastal living and modern comfort. Whether you enjoy leisurely strolls along the shore or simply soaking in the sea breeze, this location has something for everyone.

Don't miss out on the opportunity to make this stunning house your new home. Contact us today to arrange a viewing.

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and immaculately presented accommodation comprises:-

Hallway
6'7" x 20'10"
Staircase to the first floor, laminate flooring, loft access, full fitted alarm system, inset spot lights to the ceiling.

Reception Room
22'1" x 12'11"
Log burner set into featured brick surround with tiled hearth and wooden mantle, TV aerial point, fuse box, French double opening patio doors to the rear aspect leading out onto the garden.

Kitchen
18'9" x 21'4"
Fitted with a stylish range of wall and base units with worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, four ring gas hob with extractor hood over, breakfast bar, integral dishwasher and fridge/freezer, inset spot lights to the ceiling, French double opening patio doors leading out onto the garden.

Utility
7'8" x 7'9"
one bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, wall mounted 'Ideal combination boiler, extractor fan, pedestrian door to the side aspect.

Study
7'9" x 7'6"
Light and airy office space, telephone point.

Master Bedroom
13'0" x 13'0"
Doors to:-

En-Suite
8'4" x 7'9"
Fitted with a modern three piece suite comprising large walk in shower with mains 'Waterfall' shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls and flooring, inset spot lights to the ceiling.

Shower Room
8'5" x 7'9"
Fitted with a modern three piece suite comprising large walk in shower with mains 'Waterfall' shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls and flooring, inset spot lights to the ceiling.

Landing
Doors to bedrooms and bathroom.

Bedroom 2
11'8" x 16'3"
Remarkably spacious double bedroom.

Bedroom 3
11'8" x 11'7"
Remarkably spacious double bedroom.

Bathroom
8'2" x 5'6"
Fitted with a modern three piece suite comprising panelled bath with mixer tap and mains shower attachment over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled splash backs, Velux window.

Driveway
Gravelled driveway providing off road parking for several vehicles including a caravan/motorhome.

Garage
19'1" x 19'3"
Double garage with electric roller door, power and lighting, pedestrian door to the side aspect.

Garden
The property sits proudly upon a beautiful and well tended plot. To the rear of the property you will find a spacious and neatly laid to lawn garden with timber fencing to the boundaries. The garden is ideal for hosting and entertaining or simply relaxing and soaking up the sunshine. Featured steps leads up to the kitchen and reception room. A paved footpath surrounds the property.

Additional Notes
The property further benefits from a full alarm system and CCTV system.

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.

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.

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

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

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.











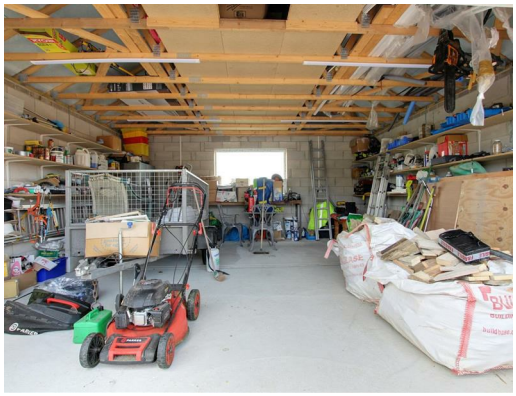
















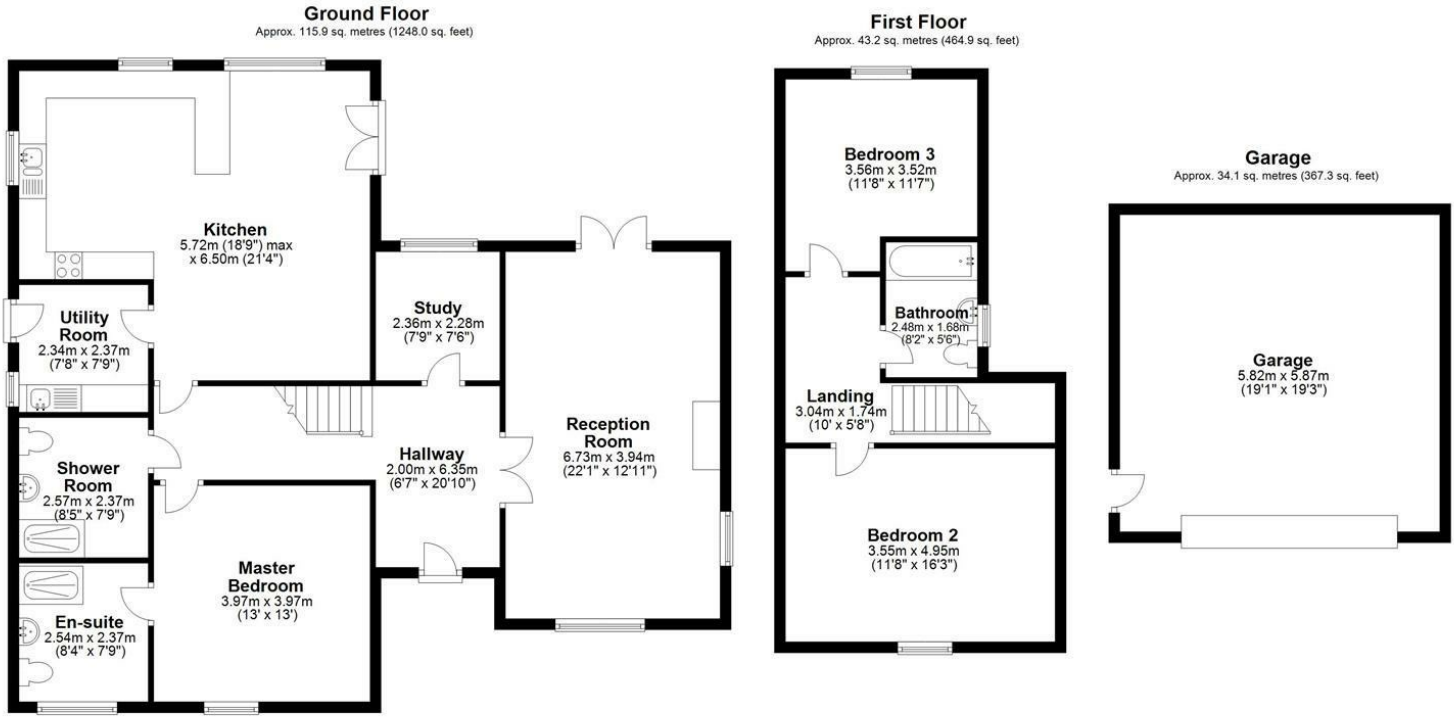










Total area: approx. 193.3 sq. metres (2080.1 sq. feet)

Directions

From our office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left again onto Marine Avenue. Take your first right onto South Road and the property can be found roughly half way down on your left hand side.

