CHOICE PROPERTIES

Estate Agents

Winifred Cottage Alford Road, Sutton-On-Sea, LN12 2RL

Price £425,000



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive detached bungalow, standing proudly in a generous plot and occupying a pleasant position on the outskirts of Sutton on Sea, close to the local amenities and golden sandy Blue Flag beaches. Boasting three spacious double bedrooms, two en-suite shower rooms and a large family bathroom, ample living space, well kept gardens, off road parking and a detached double garage, early viewing is certainly advised to appreciate this super home!

The Property Ombudsman
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Benefitting from oil fired central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Hall
5'8" x 3'3"
Composite front entrance door. Dual aspect windows. Tiled flooring. uPVC door leading to:

Hallway
5'0" x 37'4"
With spot lighting, two radiators, thermostat controls and two built in storage cupboards.

Kitchen
11'10" x 15'6"
Fitted with a range of stylish wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated full length fridge, space for range style cooker with extractor over. Space for dining table. Double windows to the side aspect. Radiator. Tiled flooring and part tiled walls.

Utility
10'3" x 7'10"
Fitted with wall and base units with work surfaces over, integrated full length freezer, plumbing for a washing machine. Tiled flooring and part tiled walls. Radiator. Loft access. Controls for the alarm system. Door to the side porch.

Side Porch
3'3" x 8'3"
Composite entrance door. Oil fired boiler.

Dining Room
11'9" x 13'4"
Ample space for a large dining table. Radiator. Two sets of double doors leading to the reception room and the conservatory.

Sun Room
12'0" x 10'1"
With double opening 'French' style patio doors leading to the garden. Radiator.

Reception Room
17'3" x 16'1"
Light and airy reception room with dual aspect windows including double opening 'French' style patio doors leading to the garden. Log burning stove set into a feature brick surround with wooden mantle. Radiator. TV aerial point. Two feature wall lights. Double doors leading to the dining room.

Bedroom 1
11'8" x 12'8"
Spacious double bedroom with dual aspect windows including bay window to the front aspect. Built in wardrobes. Radiator. Door to:

En-Suite Shower Room
9'8" x 3'3"
Fitted with a stylish three piece suite comprising a shower enclosure with sliding door and electric shower, hand wash basin set in vanity unit and dual flush wc. Tiled walls and flooring. Radiator.

Bedroom 2
11'10" x 12'0"
Spacious double bedroom with bay window to the front. Built in wardrobes. Radiator. Door to:

En-Suite Shower Room
11'9" x 3'3"
Fitted with a stylish three piece suite comprising a shower enclosure with sliding door and electric shower, hand wash basin set in vanity unit and dual flush wc. Tiled walls and flooring. Radiator.

Bedroom 3
11'9" x 11'9"
Spacious double bedroom. Radiator.

Bathroom
11'9" x 8'0"
Fitted with a white five piece suite comprising a paneled 'P' shaped bath tub with taps over, shower enclosure with sliding door and mains fed shower over, large hand wash basin set in vanity unit, dual flush wc and bidet. Tiled walls and flooring. Towel rail radiator. Radiator.

Driveway
A graveled driveway runs alongside the bungalow and leads to the detached double garage and ample parking space for several vehicles.

Double Garage
19'8" x 21'8"
With two up and over doors, power and lighting.

Gardens
This impressive property stands proudly in a generous plot with timber fencing to each of the boundaries. Fronting the property is a low maintenance and well presented garden laid to gravel. To the rear of the property is a generously sized garden, laid mostly to lawn, overlooking the surrounding fields.

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 - E.

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 license. 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.





























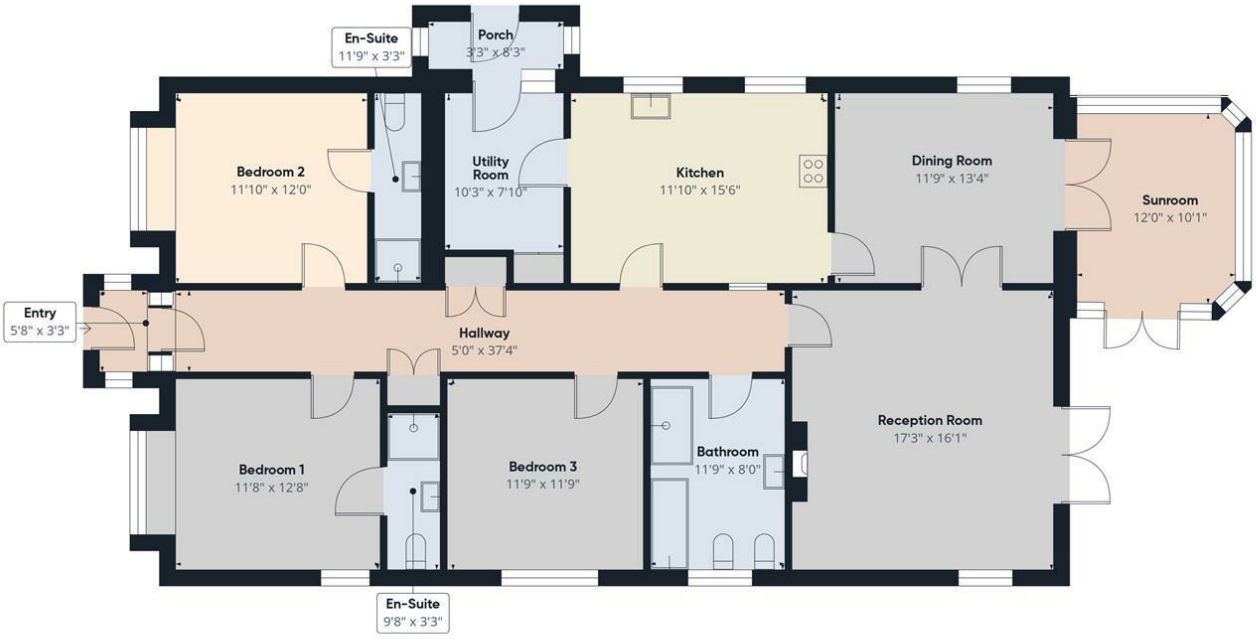










Approximate total area(1)

1678 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.

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N E S W

Floor 0 Building 1

Directions

From our Sutton office head towards Alford over the roundabout onto Alford Road and Winifred Cottage can be found on your left hand side just past the garage.

