CHOICE PROPERTIES

Estate Agents

20 Youlgrave Avenue, Sutton-On-Sea, LN12 2JJ

Price £300,000



Choice Properties are delighted to present this most spacious detached three bedroom bungalow situated in a fantastic position at the heart of Sutton on Sea, close to the beach and local amenities. The property further benefits from generously sized garden and driveway. No onward chain!

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
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This well laid out, spacious accommodation comprises:

Front Entrance
6'7 x 6'10
Doors leading to:

Open plan reception / dining room
22'1 x 20'2
Light and airy reception room, two double glazed windows to the front aspect, radiator.

Kitchen
10'0 x 8'11
Fitted with a range of wall and base units, inset sink, with mixer tap and drainer, integrated oven, tiled walls, double glazed window.

Utility room
6'7 x 6'11
Plumbing for appliances.

Hallway
4'2 x 10'7
Built in storage units, doors leading to:

Bedroom 1
8'9 x 11'11
Double bedroom, fitted wardrobes, double glazed window , radiator, door leading to:

En- suite
6'10 x 5'10
Three piece suite comprising; low level wc, vanity basin unit with two hand wash basins, shower cubicle, partly tiled walls, towel radiator.

Bedroom 2
11'0 x 10'0
Double bedroom, fitted wardrobes, double glazed window to the rear aspect, radiator.

Bedroom 3
8'0 x 10'7
Double glazed window , radiator.

Shower room
6'10 x 7'7

Sitting room
8'2 x 15'6
Previous garage conversion to provide a secondary sitting room or further space to accommodate guests, with a double glazed window and radiator.

Garden
The property is fronted by a garden laid to lawn with timber fencing to the side boundaries.

To the rear of the property you will find a generously sized and privately enclosed garden, laid mostly to lawn with timber fencing and well established hedging to the boundaries. The rear garden additionally features a paved patio seating area; providing the perfect space for outdoor dining or entertaining and a useful timber shed.

Driveway
Providing off road parking.

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.

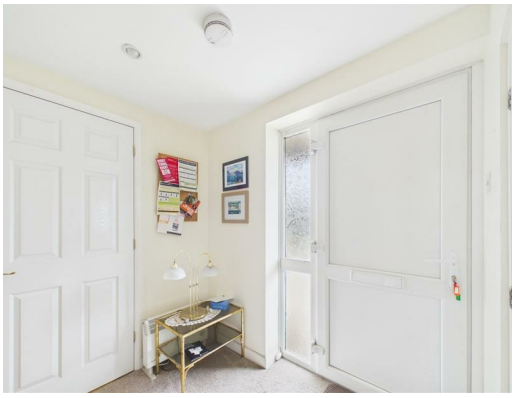
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

Tenure
Freehold.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing arrangements
By appointment through Choice Properties on 01507 443777.

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)

1146 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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Directions

Turn left out of our office and head along the High Street towards the Sea Front. Take your 1st right onto York Road. Then take your 2nd right into Hillside Avenue. From here take your first left on to Stanton Road, at the top turn right on to Youlgrave Avenue and number 20 can be found on the left hand side.

