



# CHOICE PROPERTIES

*Estate Agents*

12B Church Lane,  
Sutton-On-Sea, LN12 2JB

Price £425,000



Choice Properties are pleased to offer for sale this unique, individually designed detached three bedroom (one en suite) house positioned nicely set back from the road and within generously sized front, side and rear gardens. Including 6 years warranty with NHBC. This amazing property is situated in a sought after residential position a short walk to the village centre, beach and local amenities of Sutton-On-Sea.

Offering generously proportioned rooms throughout, uPVC double glazed windows and doors, the ample accommodation comprises:-

### **Entrance hall**

6'9"x5'5"

Stylish entrance hall, staircase to the first floor, under stairs W.C, tiled flooring.

### **Kitchen**

19'11"x9'7"

Fitted with a stunning range of modern wall and base units with work surfaces over, integral cooker, one combi microwave, four ring induction hob with featured stainless steel extractor over, integrated appliances including dishwasher and fridge/freezer, inset spot lights, travertine tiled flooring.

### **Living Room**

12'3"x16'9"

Light and airy living room, TV Aerial point, telephone point.

### **W.C**

3'2"x7'5"

Fitted with a two piece suite comprising wash hand basin set into vanity. dual flush w.c., tiled flooring.

### **Hallway**

11'5"x3'5"

Thermostat. Leading to;

### **Utility**

7'5"x7'4"

Washer and dryer points. 'Ideal' boiler fitted in 2022 serviced yearly. Pedestrian door to the side aspect leading into the garden.

### **Landing**

13'10"x9'0"

Skylight windows allowing a bright setting. Loft access, Fully boarded with loft ladder.

### **Bedroom 1**

11'2"x12'8"

Spacious double bedroom, Front facing. Fitted wardrobes. A/C unit. Lead to;

### **Bedroom 2**

11'8"x11'3"

Spacious ground floor double bedroom. Fitted wardrobes. A/C unit. Facing to the side garden.

### **Bedroom 3**

8'6"x10'9"

Spacious double bedroom, With fitted wardrobes. A/C unit. Facing the side garden.

### **En Suite**

3'10"x6'7"

Fitted with three piece suite comprising wash hand basin set into vanity and backlit mirror above, dual flush w.c., and shower enclosure with mains fed mixer shower. Tiled flooring.

## **Bathroom**

8'2"x7'2"

Fitted with modern four piece suite. Bath with single hot and cold taps. Shower with mains mixer tap. W.C. Wash hand basin with vanity below backlit mirror above. Skylight allowing natural light.

## **Garden**

Attractive garden space with a seating area. Laid mostly to lawn. Featured steps lead up to the main entrance.

## **Driveway**

The property has an attractive and low maintenance concrete driveway and gravelled around allowing space for multiple vehicles. Two dropped curbs to allow easy access.

## **Garage**

Large garage with power and lighting. Electric up and over 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 D

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

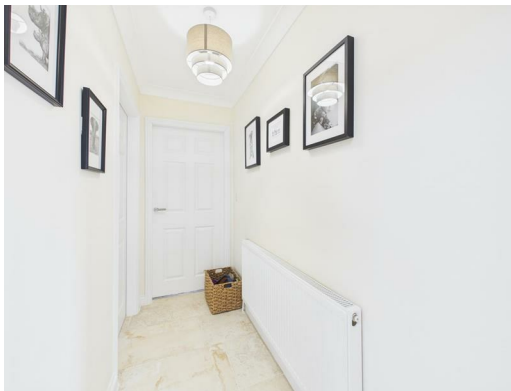
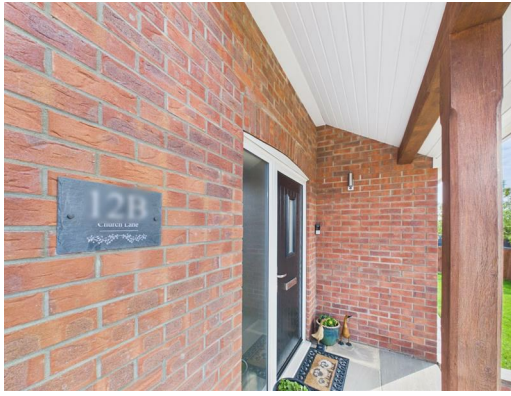
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

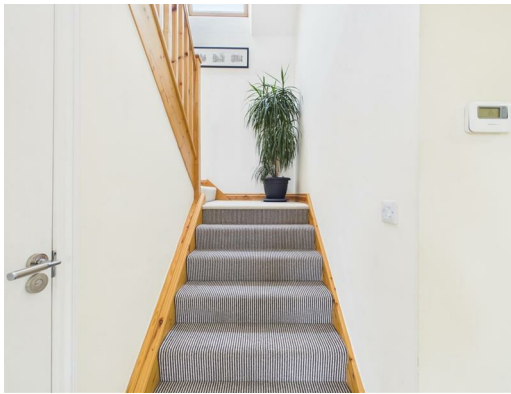
## **Making an offer**

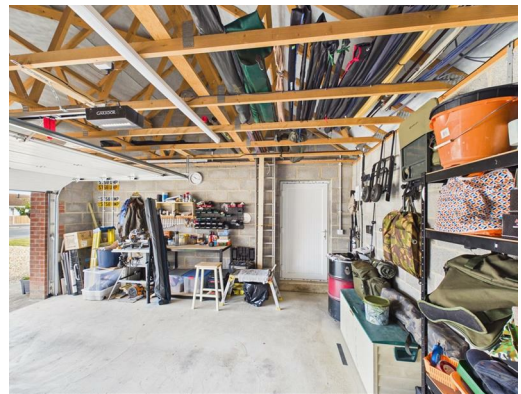
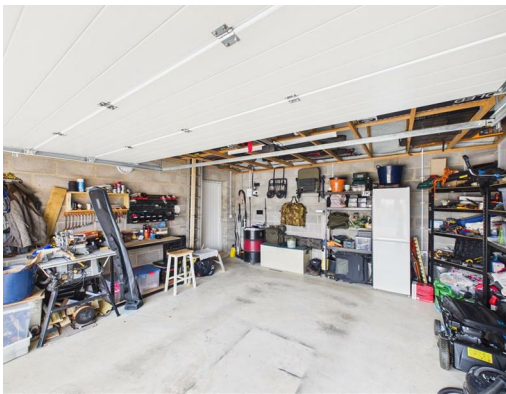
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

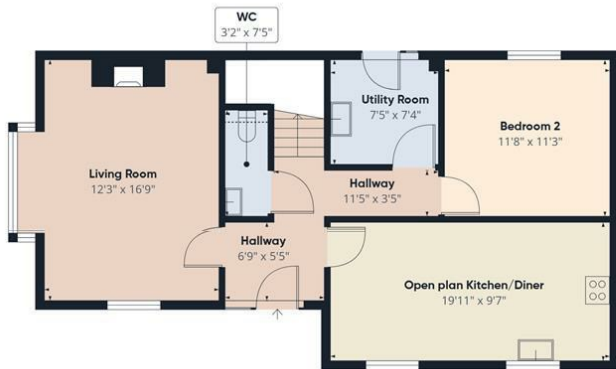
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1511 ft<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

From our office follow the High Street along to the mini roundabout. At the roundabout bear left in the direction of Sandilands. As you progress along Huttoft Road, take a left turn just before you reach the church into Church Lane and number 12b can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-60) D			
(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			
(55-60) 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	

