CHOICE PROPERTIES

Estate Agents

68 Station Road, Sutton-On-Sea, LN12 2HS

Price £165,000

Choice properties are excited to bring to the market this delightful semi-detached bungalow which offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for those seeking a tranquil retreat or a family home. This property is conveniently located close to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking for shops, cafes, or recreational facilities, everything you need is just a short distance away.

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
naea | propertymark PROTECTED

The well laid out accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch/Conservatory
10'1 x 9'9
Doors leading to:

Kitchen
8'0 x 9'11
Fitted with wall and base units, inset sink with drainers, wall mounted combination "Worcester" boiler, plumbing for a washer, partly tiled walls.

Reception Room
9'7 x 16'7
Light and airy reception room, featured fireplace, dual aspect windows.

Hallway
9'11 x 2'10
Loft access, doors leading to:

Shower Room
5'10 x 6'6
Three peice suite comprises, low level wc, hand wash basin unit with mixer tap, shower cubicle, partly tiled walls, frosted double glazed window.

Bedroom 1
9'9 x 12'7
Double bedroom, radiator, double glazed window.

Bedroom 2
9'9 x 8'10
Radiator , double glazed window.

Garden & Driveway
Providing off road parking.

The enclosed garden mainly laid to lawn with mature trees and shrubs, complemented by a patio area.

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 A.

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: 9am - 5pm
Saturday: 9am - 3pm

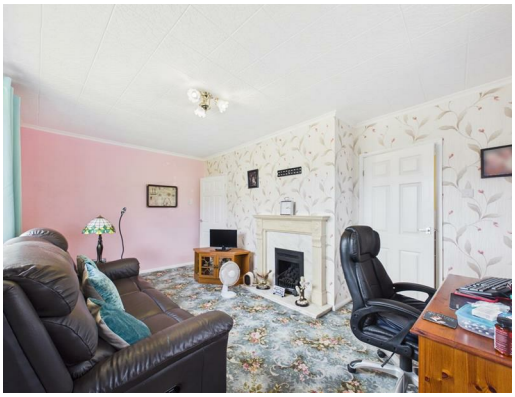
Tenure

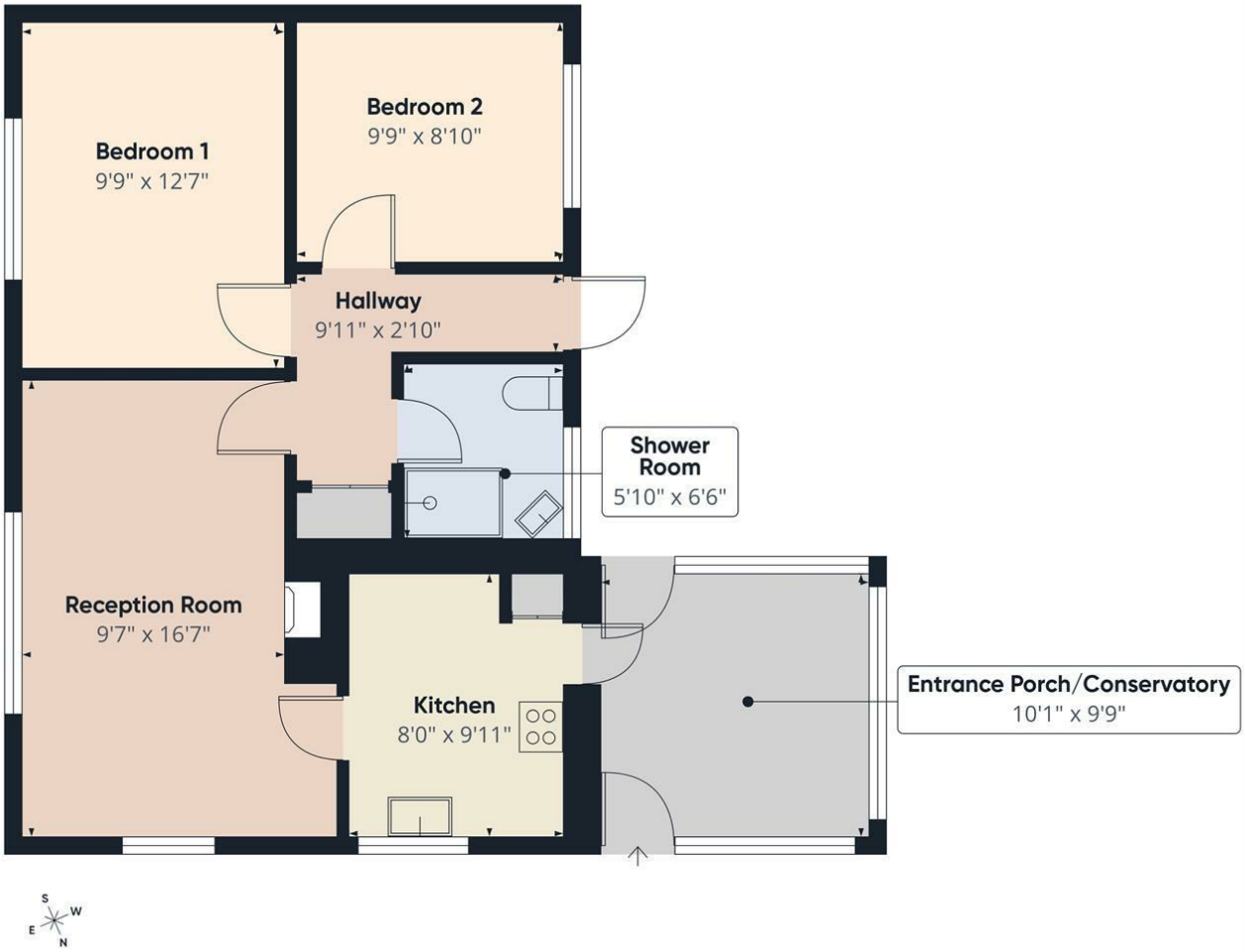
Freehold

Viewing Arrangements

Please call our Sutton On Sea office on 01507 443777 to arrange a viewing.

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]

670 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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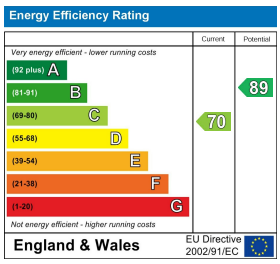
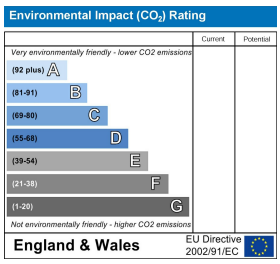
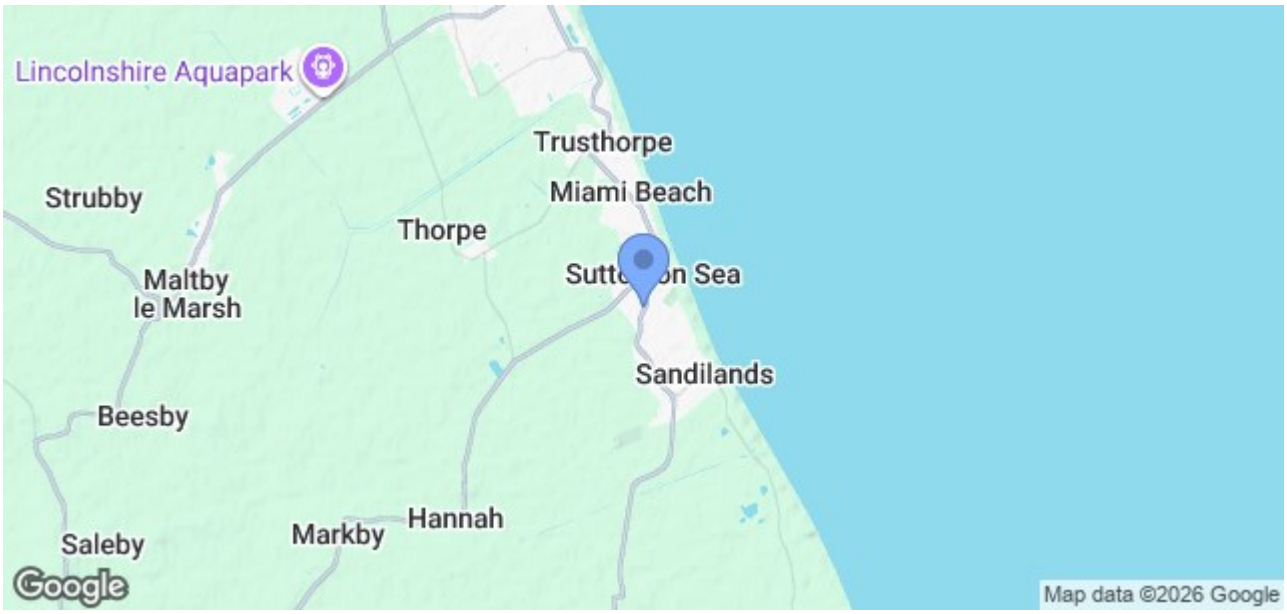
Directions

From our Sutton on Sea office turn right and then and the mini-roundabout take the first exit to your left. Number 68 can be found on your right hand side.