CHOICE PROPERTIES
Estate Agents

3 Maple Close, Sutton-On-Sea, LN12 2NG

Reduced To £279,000

Choice Properties are delighted to offer for sale this impressive and expansive three bedroom (one en suite) detached bungalow which sits upon well-tended gardens to the side and rear. This fantastic property is located in a brilliant position at the end of a quiet cul de sac and is offered with 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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Offering generously proportioned rooms throughout with a capacious lay out, the well maintained and abundantly light and bright accommodation comprises:-

Hallway
8'11 x 9'0
Loft access - partly boarded with ladder and lighting, thermostat controls, built in storage cupboard, telephone point.

Living room
13'3 x 13'11
Light and airy reception room, gas fireplace set into marble surround with marble hearth and wooden mantle, TV Aerial point, telephone point.

Kitchen
10'0 x 9'11
Fitted with a range of wall and base units with worktops over, one and half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker with four ring gas hob with extractor hood over, space for fridge/fridge, plumbing for a washing machine, partly tiled walls, door to utility.

Utility room
7'10 x 9'10
Fitted with range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, partly tiled walls, door to garage, cupboard housing wall mounted combination boiler fitted in February 2024.

Dining room
10'0 x 10'0
French double opening patio doors into the garden.

Bedroom 1
14'2 x 12'6
Spacious double bedroom, TV Aerial point, door to:-

En-suite
2'10 x 8'9
Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, wall mounted light up vanity mirror.

Bedroom 2
9'10 x 9'5
Double bedroom, TV Aerial point.

Bedroom 3
9'10 x 6'10
TV Aerial point.

Bathroom
6'7 x 8'9
Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, inset spotlights to the ceiling, extractor fan, built in airing cupboard.

Driveway

Garage
18'10 x 9'10
With up and over door, power and lighting.

Garden
The property stands within an impressive corner plot which surrounds the property and is laid to lawn, and adorned with a variety of plants, trees and shrubbery to the borders and throughout. A paved footpath leads all the way around the bungalow, with timber fencing and brick to the boundaries. The property is fronted by large double opening timber gates with pedestrian gate to the side and paved footpath leading up towards the front entrance 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

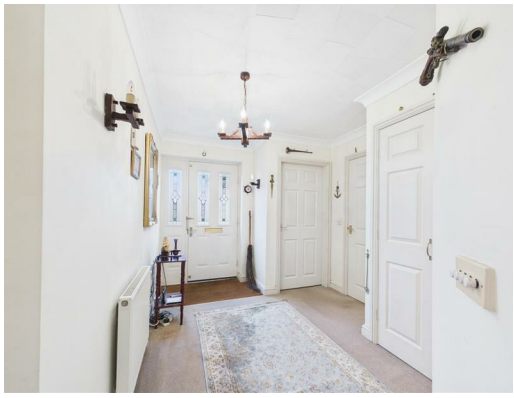
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Viewing arrangements
Viewing by appointment through Choice Properties Sutton on 01507 443777.

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.

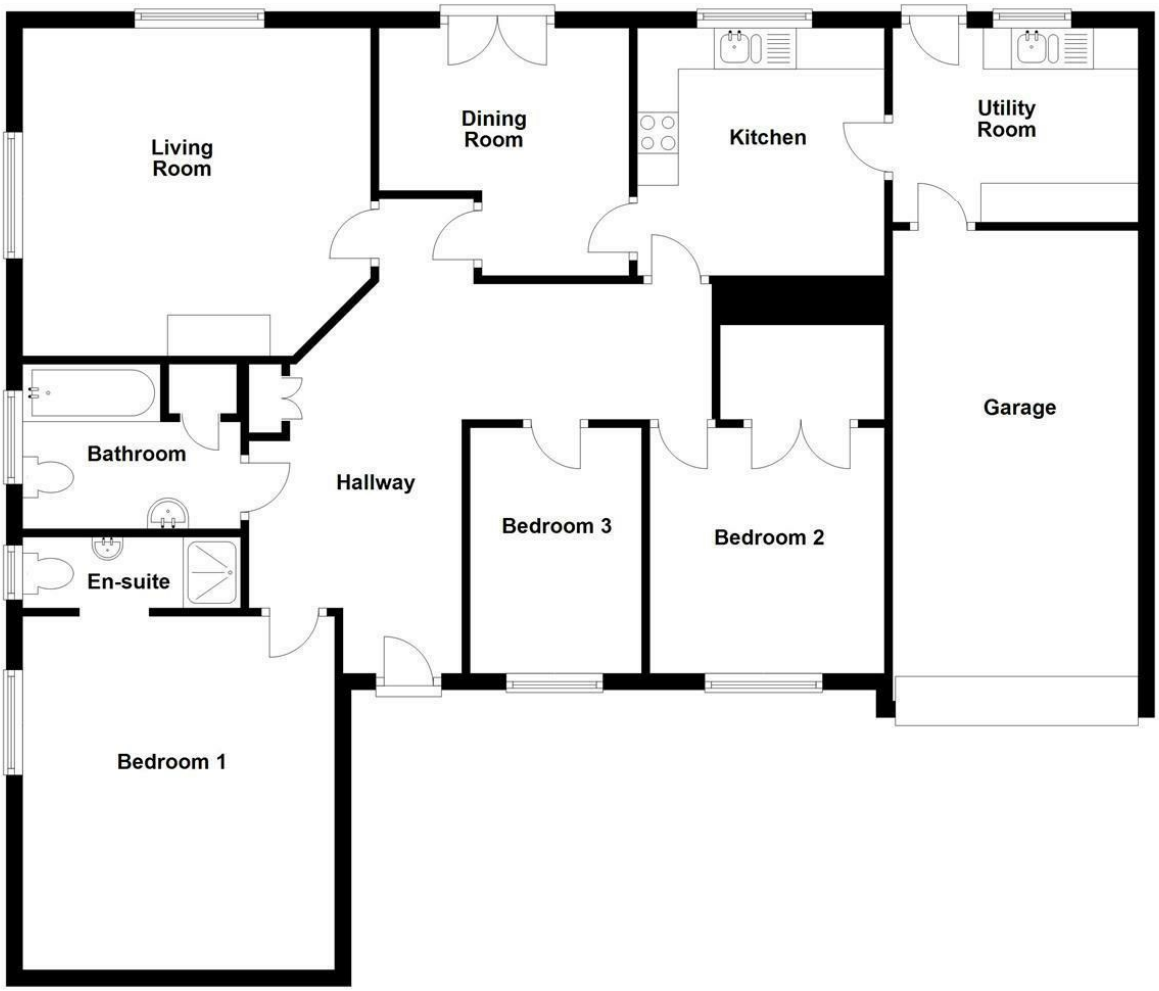
Opening hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

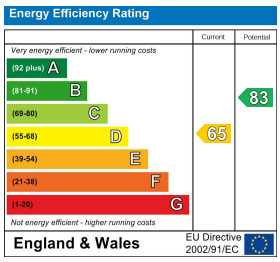
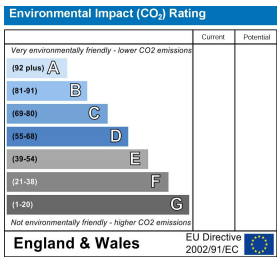
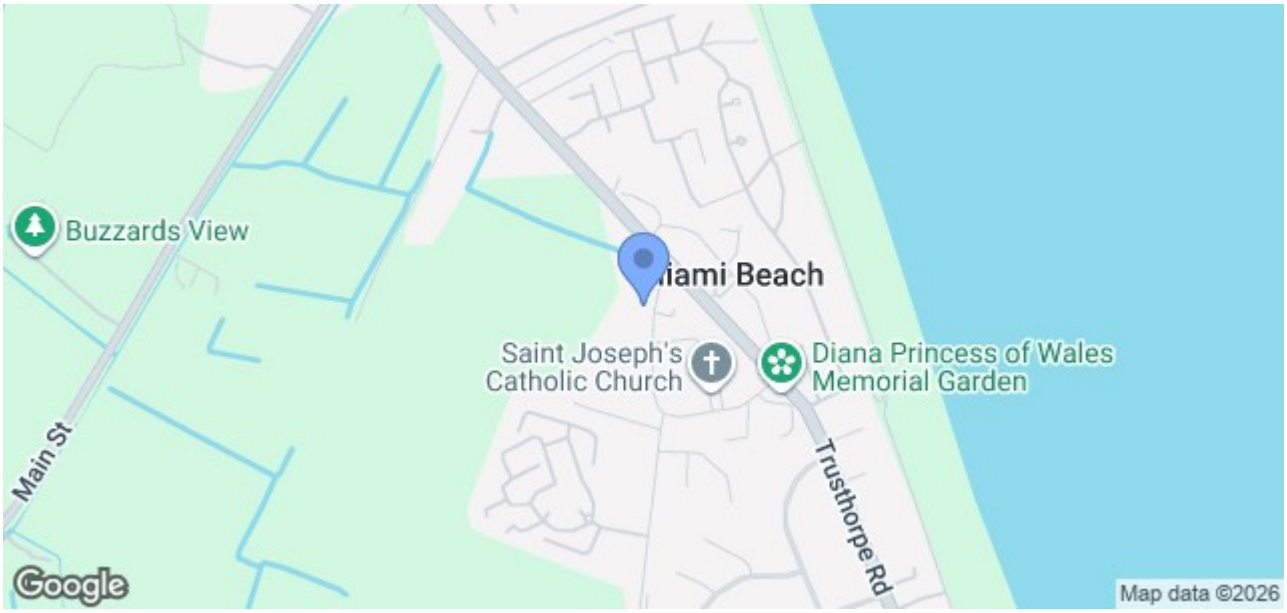
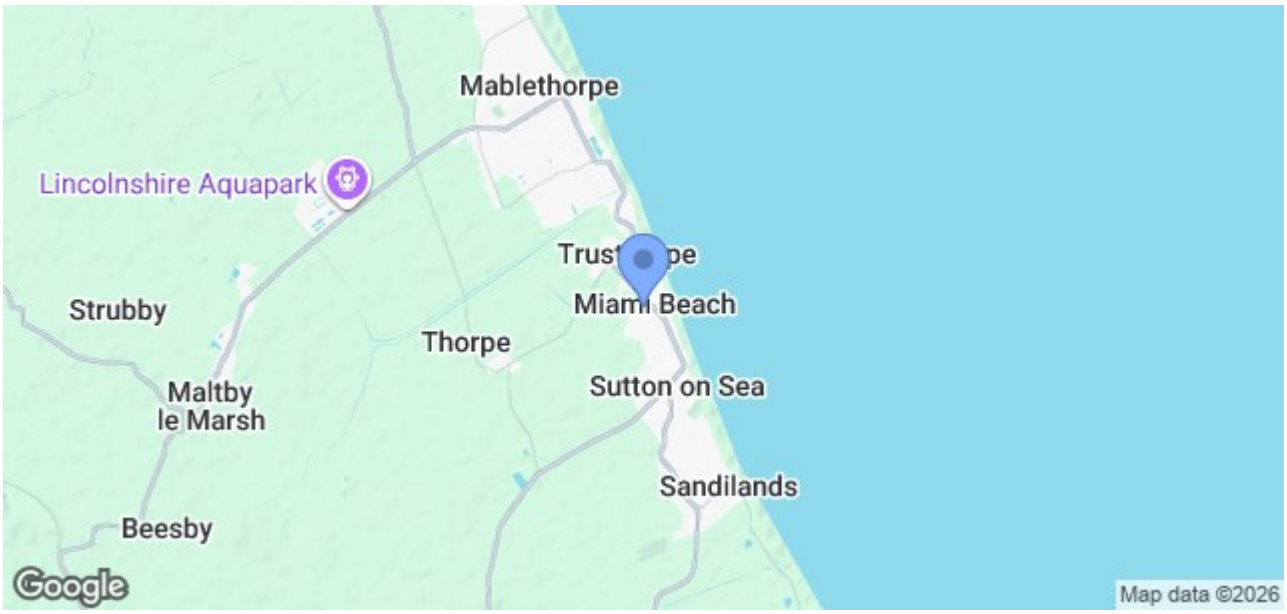
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



ANOTHER
DUFF DAY

Ground Floor



Directions

From our office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Maple Close is the second turning on your right and number 3 can be found a short distance down the cul-de-sac.