



# CHOICE PROPERTIES

*Estate Agents*

35 Crabtree Lane,

Sutton-On-Sea, LN12 2RT

Reduced To £340,000



Choice Properties are pleased to offer for sale this most spacious and beautifully presented four bedroom detached bungalow, situated in a sought after, quiet road of Sutton on Sea, on Crabtree Lane. Offering a generously proportioned layout which has been fully renovated and modernised by the current vendors since March 2024, early viewing is most certainly advised to appreciate the quality on offer.

Benefiting from a mains gas central heating system and uPVC double glazing throughout; the stylish and modernised accommodation comprises:-

### **Hallway**

14'02" x 4'07"

Front composite door leading into the 'L' shaped hallway with access to the loft with a pull down ladder and lighting, the wall mounted thermostat controls and doors to:

### **Reception Room**

11'10" x 15'10"

Light and airy reception room benefiting from a picture window to front aspect and featuring an electric feature fireplace set in a feature surround, laminate flooring and a TV aerial.

### **Kitchen/Breakfast Room**

11'10" x 14'01"

Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Lamona' induction hob with stainless steel extractor hood over, integrated electric oven, space and plumbing for a washing machine, built in larder cupboards, integrated fridge/freezer, side uPVC door, laminate flooring and ample space for a dining table.

### **Bedroom 1**

11'10" x 10'06"

Spacious double bedroom with laminate flooring and double opening 'French' doors to:

### **Sun Room**

9'10" x 12'07"

Benefiting from triple aspect windows, an apex uPVC roof, radiator and double opening 'French' doors to the garden.

### **Bedroom 2**

9'11" x 11'11"

Spacious double bedroom with laminate flooring, two built in double wardrobes and double opening 'French' doors to the garden.

### **Bedroom 3**

11'10" x 7'06"

Double bedroom being currently utilised as a dressing room.

### **Bedroom 4**

8'08" x 6'07"

Double bedroom with laminate flooring, currently being utilised as a dressing room.

### **Bathroom**

8'07" x 5'10"

Fitted with a panelled bath tub with mixer tap and mains fed shower head over, hand wash basin with mixer tap; built into vanity, a heated towel rail, mermaid boarding to the walls and a built in airing cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **WC**

5'03" x 2'07"

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity and mermaid boarding to the walls.

### **Driveway**

Driveway laid with shingle, providing off road parking for several vehicles.

## **Garage**

11'10" x 17'01"

With an electric roller door, rear window, rear uPVC door, power and lighting.

## **Garden**

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally features a large paved patio seating area, timber summerhouse, useful metal shed, an array of planter beds displaying a variety of well established plants and shrubs and open field views to the rear.

## **Renovation Works**

The current vendors have renovated and modernised throughout, paying particular attention to: the driveway, patio, garden and trees, conservatory roof, sun house roof, exterior doors and windows, central heating and radiators, flooring, bathroom, WC, kitchen cupboards, fireplace, electrics and re-plastering.

## **Tenure**

Freehold

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

## **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 C.

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<sup>(1)</sup>  
1299 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our Sutton on Sea office, head right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Continue down the A52 following this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side. Number 35 will be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			72
(55-68) 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			
(55-68) 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	

