



# CHOICE PROPERTIES

## *Estate Agents*

68 Hillside Avenue,  
Sutton-On-Sea, LN12 2JH

Price £260,000



Choice Properties are delighted to offer for sale this fantastic three bedroom detached bungalow with beautiful gardens. This well maintained and spacious property is located on a sought after, quiet, residential road and early viewing is advised.

The well presented and abundantly light and bright accommodation comprises:

### **Entrance Hall**

4'3" x 7'7"

Built in storage cupboard, door to:-

### **Hall**

8'10" x 7'7"

Built in storage cupboard housing wall mounted Worcester combination boiler with programmer controls, loft access - partly boarded and insulated with lighting.

### **Reception Room**

23'10" x 13'6"

Electric featured fireplace set into timber framed surround, TV Aerial point, telephone point, sliding patio doors leading to the rear garden.

### **Kitchen**

10'1" x 8'11"

Fitted with a range of wall and base units with built in electric oven, worktops over (work top lighting), one bowl stainless steel sink unit with drainer and mixer tap, additional Prima hot water tap, four ring electric hob with extractor hood over, space for fridge/freezer, plumbing for a dishwasher, part tiled walls, inset spot lights to the ceiling, pedestrian door to side aspect.

### **Bedroom 1**

13'5" x 9'11"

Spacious double bedroom, fitted wardrobes.

### **Bedroom 2**

10'0" x 8'11"

Spacious double bedroom, built in storage cupboard.

### **Bedroom 3**

10'1" x 9'11"

Double bedroom.

### **Shower Room**

6'4" x 6'3"

Fitted with a three piece suite comprising shower cubicle with electric shower and mermaid board to the splash backs, wash hand basin with mixer taps and wc set into vanity unit, tiled walls and flooring.

### **Driveway**

Paved driveway leading up to the car port and garage, providing off street parking for several vehicles.

### **Garage**

20'00" x 9'09"

Electric up and over door, power and lighting, plumbing for a washing machine, space for a tumble dryer.

### **Garden**

The property is fronted by a lawned garden with an array of colourful plants and flowers. To the rear of the property you will find a sizeable and beautifully maintained garden which is mostly laid to lawn and is adorned by attractive and well tended plants and shrubbery. This relaxing garden also features a useful timber shed.

## **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 - C

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777

## **Opening hours**

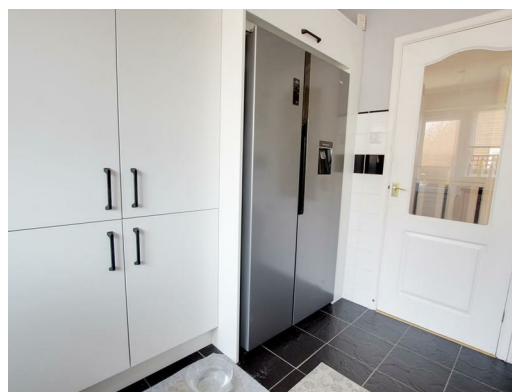
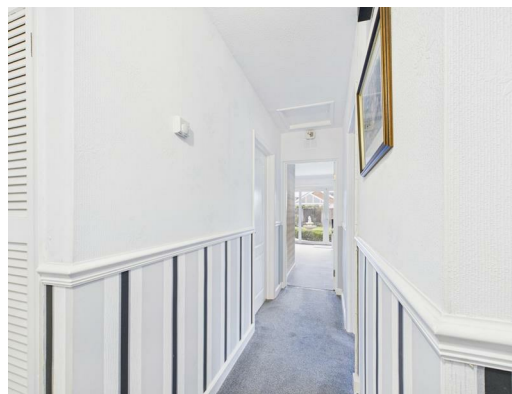
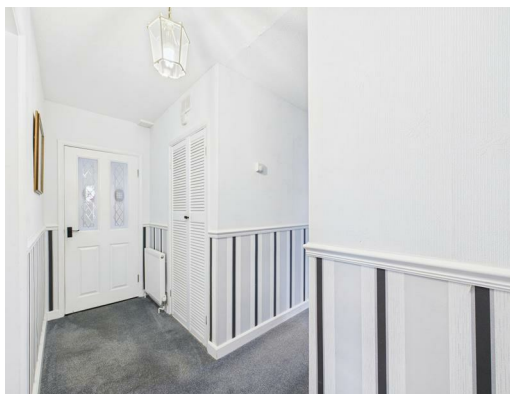
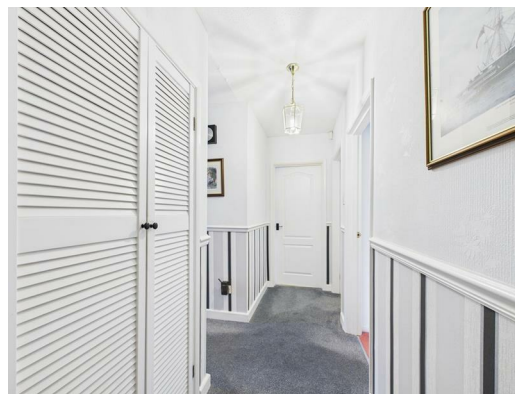
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.

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.

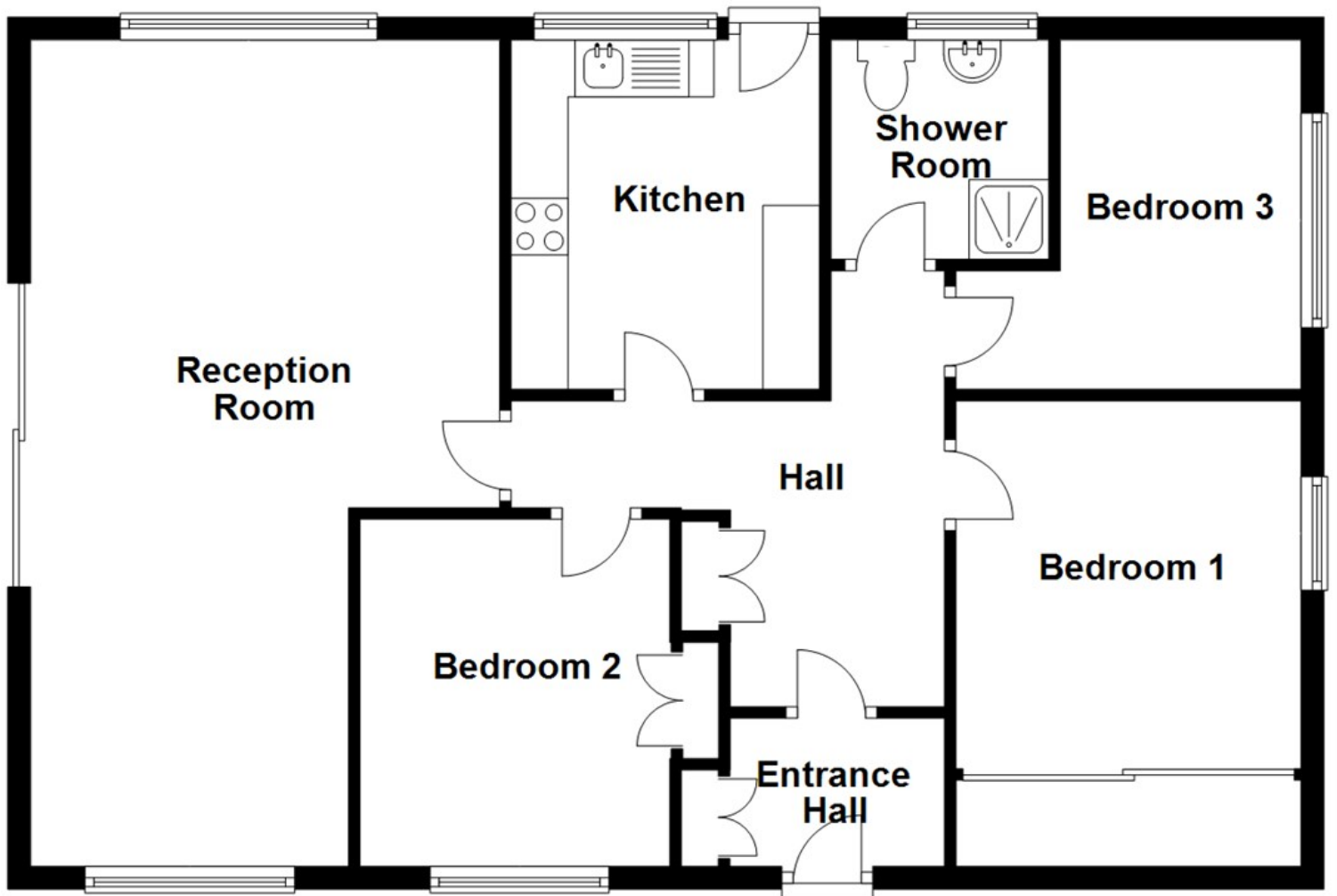








## Ground Floor





# Directions

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st right onto York Road, then take your 2nd right into Hillside Avenue. Number 68 can be found a short way along on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

