



CHOICE PROPERTIES

Estate Agents

22 Lewis Avenue,
Sutton-On-Sea, LN12 2JS

Price £285,000



Choice Properties are delighted to bring to the market this superb three bedroom detached bungalow situated on Lewis Avenue located in the charming seaside village of Sutton-on-Sea. Featuring well presented bedrooms, living room, and dining kitchen. To the exterior, the property boasts a beautifully maintained garden including a summer house, garage and driveway. Early viewing is highly advised.

Benefitting from gas central heating and uPVC double glazing, this spacious property comprises:

Hallway

12'6" x 4'10" extending to 8'7"

With UVPC entrance door. Radiator. Power point.

Bedroom 1

12' x 15'

Main double bedroom with UVPC bow window to front aspect. Radiator. Power points.

Bedroom 2

10'0"x12'7"

Double bedroom with UVPC bow window to front aspect. Radiator. Power points.

Bedroom 3

11'3"x5'11"

Bedroom with UVPC window to rear aspect. Radiator. Power points.

Shower Room

9'2" x 7'8"

Fitted with a three piece suite comprising large shower cubicle, wash hand basin and a push button flush w.c. Electric shaver point. UVPC to side aspect. Radiator.

Kitchen/Diner

13'10"x 19'7"

Fitted with wall and base units with work surfaces over plus large central island with fitted cupboards and drawers. 1.5 bowl porcelain sink. Five ring gas hob with extractor hood over. Integral oven. Integrated washing machine fridge and freezer. Part tiled boarder on the walls. Two UVPC windows. Doors to rear and side. Radiators.

Living Room

17'3' 'x 13'10"

'Living flame' Gas fire. Radiator. Power points. UVPC window. French doors to:-

Garden

Fully enclosed garden which features a large patio area which is ideal for outdoor seating. Two timber sheds.

Summer House

7'3"x9'8"

Timber summer house. With power and lighting. UPVC windows and doors.

Driveway

Driveway providing off the road parking.

Garage

With up and over door to the front. Power and lighting. Loft access to partially boarded roof space.

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

Tenure

Freehold.

Opening Hours

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

Viewing Arrangements

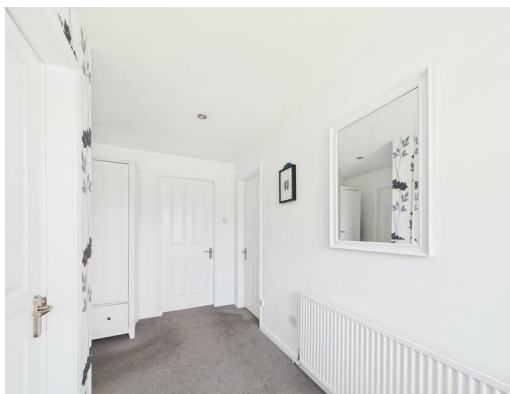
Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

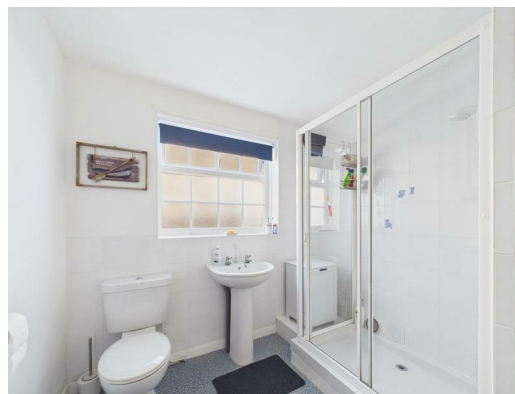
Making an offer

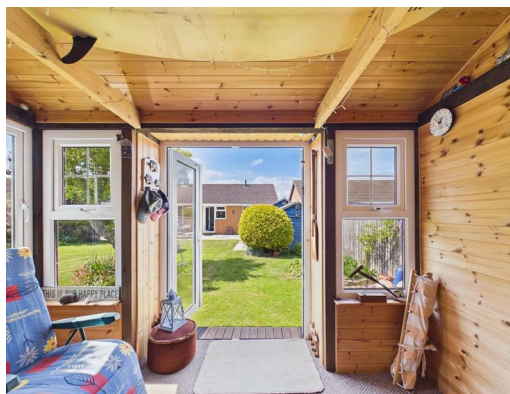
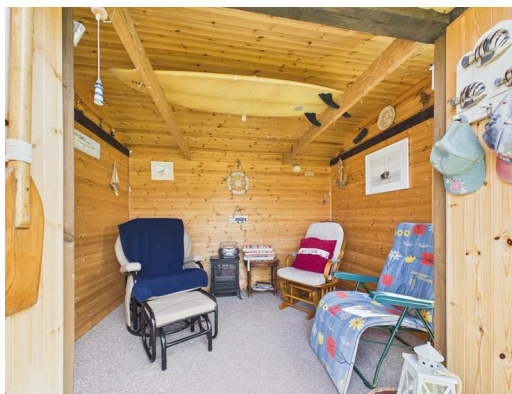
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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 0 Building 2

Approximate total area^m
1244 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

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. Now take your third right on to Lewis Avenue.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

