



19 The Sidings, Sutton on Sea,  
Lincs, LN12 2SJ



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£240,000 Freehold



## Key Features

- Well Presented & Maintained
- 15' Lounge
- 20' Kitchen Diner
- Modern Shower Room
- 2 Double Bedrooms
- Pretty Lawned Gardens
- Drive & Garage
- Viewing Essential
- EPC Rating D



A beautifully presented 2 bedroom detached bungalow situated in a popular coastal village location with pretty lawned gardens, driveway and Garage.

The accommodation comprises Entrance Hall, 15' Living Room open with a 20' Kitchen Diner, modern Shower Room and 2 double Bedrooms. The property benefits from pvc double glazing and gas central heating. Viewing is essential to appreciate this with well presented and maintained bungalow. EPC Rating D





## ACCOMMODATION

Entrance is on the front elevation via a pvc door with side screen to the:-

## ENTRANCE HALL

With radiator, access to roof space, built in cupboard housing an Ideal combi gas central heating boiler (new 2024), wood effect flooring.

## LOUNGE

4.56m x 3.23m (15'0" x 10'7")

With pvc window to the front elevation, fireplace with wooden surround and inset gas stove (new 2024) on a brick hearth, opening to the:-



## KITCHEN DINER

6.28m x 3.38m (20'7" x 11'1")

With feature panelling to one wall, pvc french doors opening onto the rear garden and vertical radiator. The kitchen is fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl composite sink unit with mixer tap over, tall unit housing a built in oven and microwave, induction hob with glass splashback and extractor hood above, integrated dishwasher, pvc window to the rear elevation.



## BEDROOM 1

3.37m x 3.26m (11'1" x 10'8")

With pvc window to the rear elevation, radiator.

## BEDROOM 2

3.34m x 2.94m (11'0" x 9'7")

With pvc window to the front elevation, radiator, wood effect flooring.

## SHOWER ROOM

2.25m x 2.02m (7'5" x 6'7")

Beautifully fitted with a large walk in shower enclosure with dual shower heads and glass screen (new 2024), W.C, hand basin in a vanity unit, heated towel radiator, tiled walls and floor, pretty coloured opaque pvc window to the front elevation.

## OUTSIDE

To the front is a lawned garden with inset shrub beds and a stepping stone path to the front door.

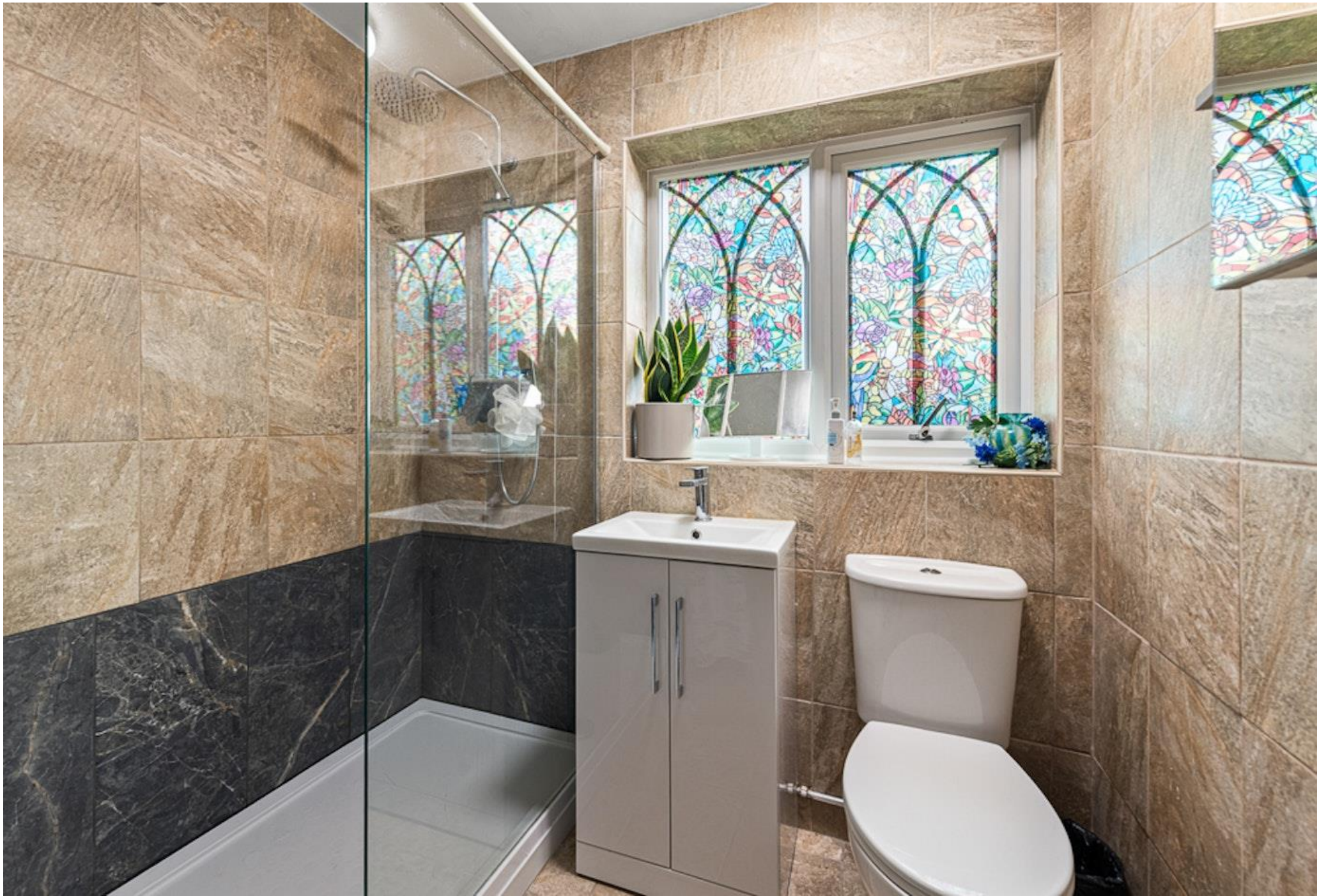
A concrete and gravelled drive to the side provides off road parking.

## GARAGE

5.27m x 2.79m (17'4" x 9'2")

With up and over vehicle door, light and power, plumbing for washing machine.

The enclosed garden is mainly lawned with shrub beds and stepping stone paths, a paved patio seating area and a further decked patio seating area with gazebo over to the rear of the Garage. Timber garden Shed.





## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## ENERGY PERFORMANCE RATING

Since the EPC was done improvements have been made to include a new gas combi central heating boiler and boarded loft space with increased insulation.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2025/26 - £2,054.63

## MONEY LAUNDERING REGULATIONS

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## AGENTS NOTES

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# Floorplan

**Ground Floor**  
Approx. 71.0 sq. metres (764.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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