CHOICE PROPERTIES

Estate Agents

West Lodge Park Road, Sutton-On-Sea, LN12 2NJ

Price £399,950

It is a pleasure for Choice Properties to offer for sale this most spacious and impressive detached house, occupying a pleasant position just moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. Boasting four bedrooms, ample living space and large, private gardens, early viewing is certainly recommended!

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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This light and bright internal accommodation comprises:

Kitchen
Front uPVC door leading into the kitchen; fitted with a range of wall and base units with worktop over, one and a half bow ceramic sink with drainer and mixer tap, four ring gas hob with extractor hood over, double oven, space and plumbing for a dishwasher, partly tiled walls, ample space for a dining table and a TV aerial.

Hallway
Staircase to first floor landing.

Dining Room
Providing ample space for a large dining table.

Reception Room
Light and airy reception room benefiting from dual aspect windows including an angled bay window to front aspect, electric feature fireplace with feature surround and mantle and a TV aerial.

Sunroom
With uPVC door leading out to the garden.

Utility/WC
Fitted with a range of base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space and plumbing for a washing machine, space for a tumble dryer and space for a chest freezer, partly tiled walls, WC with dual flush button and the utility also houses the wall mounted 'Ideal' condensing boiler.

Landing
With a 'Velux' style window and doors to:

Bedroom 1
Spacious double bedroom benefiting from dual aspect windows and fitted with a telephone point.

Bedroom 2
Spacious double bedroom benefiting from dual aspect windows.

Bedroom 3
Double bedroom with a built in double wardrobe and eaves storage cupboard with 'Velux' style window.

Bedroom 4
Ideal single bedroom or home study with karndean flooring and access to the loft.

Bathroom
Remarkably spacious bathroom fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and shower attachment, hand wash basin; built into vanity with mixer tap and WC with dual flush button, partly tiled walls, a wall mounted 'Dimplex' heater and a built in airing cupboard housing the hot water cylinder.

Driveway
A gravelled driveway provides ample off road parking and benefits from a covered car port.

Gardens
The property is fronted by a well maintained garden which is laid mostly to lawn and enclosed by hedges to the boundaries as well as a large timber gate which opens up on to the driveway. To the rear of the property is a privately enclosed garden, again with tall hedges to the boundaries. The garden is laid mostly to lawn for ease of maintenance and benefits from a paved patio seating area.

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

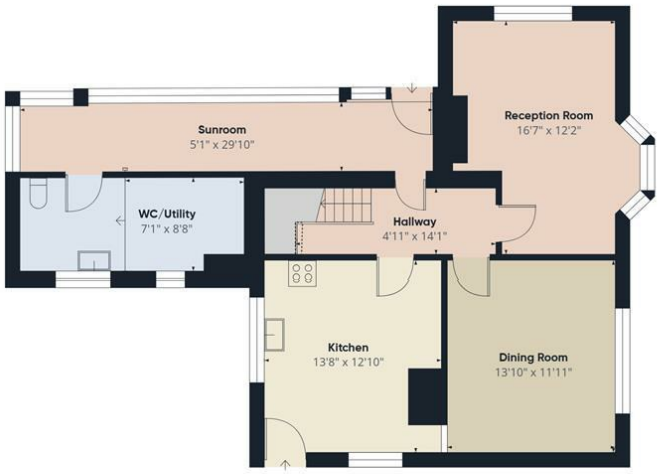
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements
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 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

Floor 1

Approximate total area(1)

1572 ft²

Reduced headroom

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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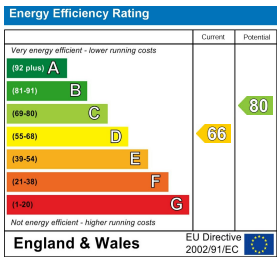
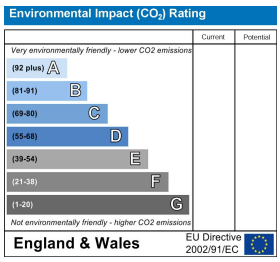
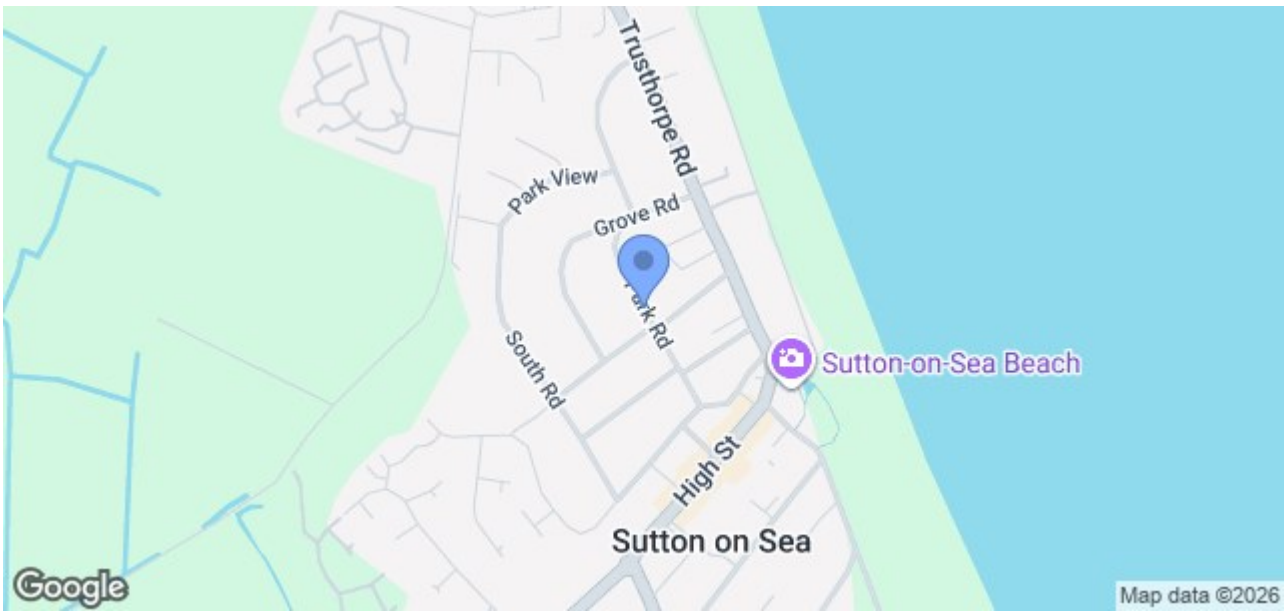
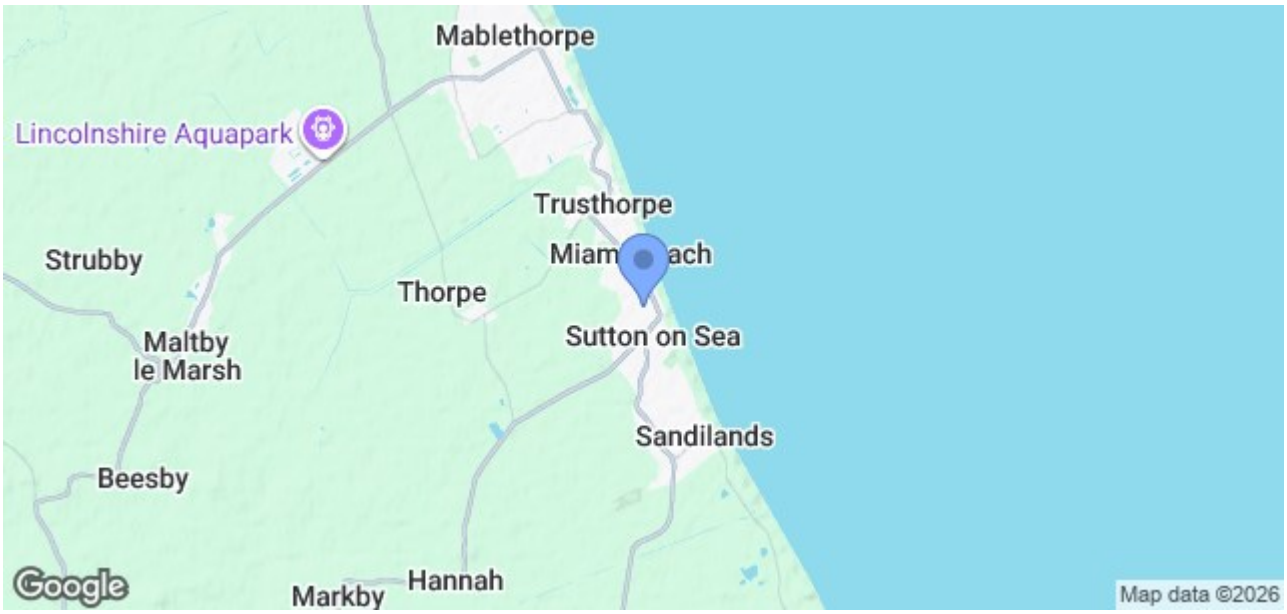
Directions

From our Sutton on Sea office, continue on the High Street (A52) towards the beach and follow the road round to the left. After passing the Enterprise Community Hall on your left hand side, take your next left on to Grove Road. Follow this road round to the left where it becomes Park Road, and the property can be found on your left hand side.