



# CHOICE PROPERTIES

*Estate Agents*

21 Park Road,

Sutton-On-Sea, LN12 2NJ

Reduced To £195,000



Choice Properties are delighted to bring to market this immaculately presented non traditional construction, detached bungalow situated on Park Road located in the sought after seaside village of Sutton-On-Sea. The property has benefited from having refurbishments throughout to create a contemporary interior which features a modern kitchen / dining area, a living room, two bedrooms, and a family bathroom. To the exterior, the property boasts beautifully manicured gardens to both the front and rear, a garage/workshop fitted with power and lighting, and a shared gravelled driveway. Available With No Onward Chain, Early Viewing Is Highly Advised.

With the added benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

### **Hallway**

4'2 x 11'9

uPVC French doors leading to garden space. Fitted shelving and storage. Laminate flooring that continues throughout the property. Internal door leading to living room.

### **Living Room**

13'9 x 11'11

Fitted with a multi fuel burner set in fireplace with tiled hearth and brick surround. uPVC window to front aspect. Fitted storage. Radiator. Power points. Tv aerial point. Internal doors to both bedrooms and the bathroom. Opening to dining area.

### **Dining Area**

With space for a dining room table. Fitted storage space. Radiator. Power points. Telephone point. uPVC window to front aspect. Opening to kitchen.

### **Kitchen**

21'1 x 9'3 (including dining area)

Fitted with a plethora of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood and splashback over. Integral dishwasher. Two year old gas combi boiler in box unit. Integral oven. Integral microwave. Space for fridge freezer. uPVC external door leading to rear garden. Plumbing for washing machine. Spot lighting. Radiator. Power points. Consumer unit in box unit.

### **Bedroom 1**

9'7 x 9'3

Double bedroom with fitted wardrobes and dressing table. Radiator. Power points. uPVC window to front aspect.

### **Bedroom 2**

9'3 x 9'3

Double bedroom with fitted wardrobe and uPVC window to side aspect. Radiator. Power points. Tv aerial points. Access to loft via loft hatch.

### **Bathroom**

5'7 x 11'10

Fitted with a three piece suite comprising of a panelled bath with waterfall chrome mixer tap with shower cubicle over with rainfall and traditional shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap and metro tiled splashback. Storage cabinets. Part tiled walls. Frosted uPVC window to rear aspect. Back lit mirror. Heated towel rail. Spot lighting. Extractor.

### **Garage**

Brick built garage used as a workshop fitted with power and lighting.

## **Gardens**

The property benefits from fully enclosed garden spaces to both the front and rear of the property. To the rear, the property benefits from a paved patio garden space with fencing to the perimeter. This area is easy to maintain and is lined with various plants which add life and colour to space. This area is partially covered and features a log store, a greenhouse, and outdoor storage space as well as further benefiting from outdoor power and water. To the front, the property features a beautifully manicured garden with a plethora of different plants and shrubs. This area has a stone footpath taking you round the garden space and boasts a range of different outdoor seating spaces. This garden is enclosed with fencing to the perimeter and is directly accessible via a pedestrian access gate. There is also an alleyway that connects the front and rear gardens together.

## **Driveway**

Shared gravelled driveway leading down the side of the property to the garage at the rear.

## **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 A.

## **Viewing Arrangements**

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

## **Opening Hours**

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

## **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.

## **Construction**

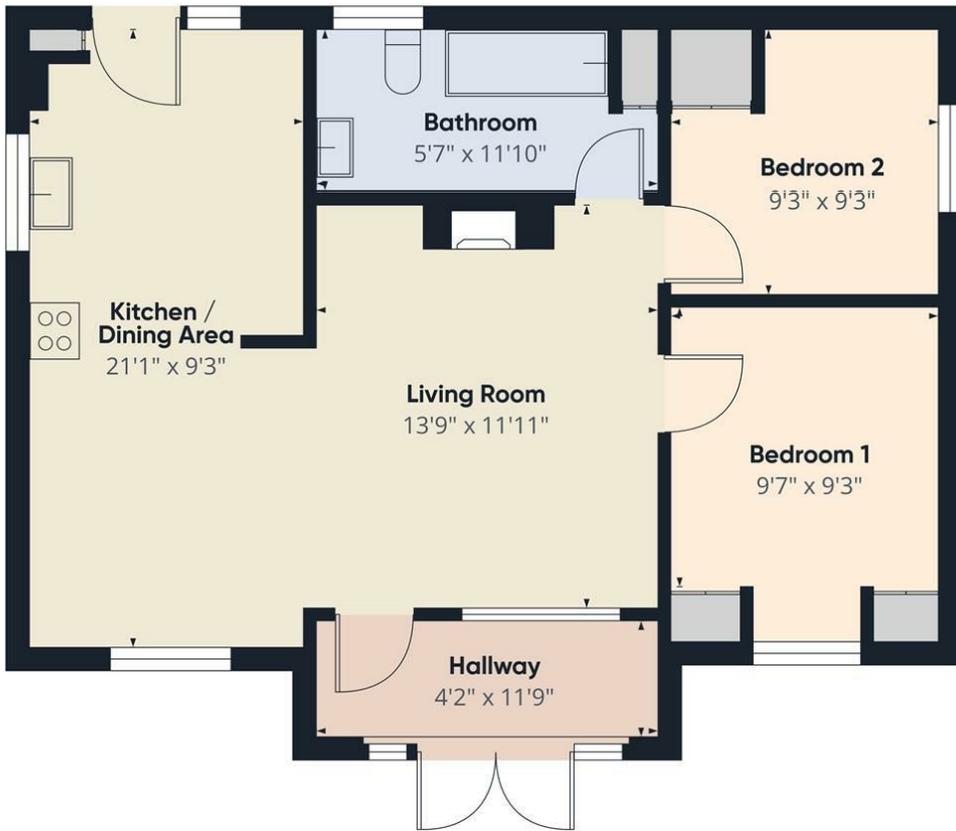
The property is of non-standard construction as it is comprised of a timber frame.

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.

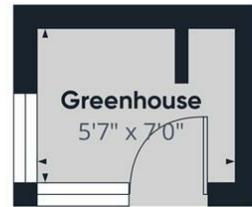








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
709 ft<sup>2</sup>

(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

From our Sutton office head east then you take your first left onto Cromer Ave. At the end of this road turn right and immediately left onto park road. Continue for 250m and you will find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
	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		

