CHOICE PROPERTIES

Estate Agents

Oak Field Willoughby Road, Sutton-On-Sea, LN12 2NF

Price £455,000

It is an absolute pleasure for Choice Properties to introduce to the market this most spacious and beautifully presented four bedroom (one en-suite) detached house located on a desirable road in Sutton on Sea, close to both the local amenities on offer and the 'Blue Flag Award' winning beaches.

Offering endless character throughout with a modern and stylish twist the sizeable home boasts ample living space, remarkably spacious bedrooms, expansive garage, a lift within the house and dual access to the property from both Willoughby Road and Park Road West.

Early viewing is advised to appreciate the history and quality of finish on offer with this beautiful home.

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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The abundantly light and bright accommodation benefits from uPVC double glazing throughout, a mains gas central heating system and comprises:-

Hallway
17'03" x 8'07"
uPVC door leading into the entrance hall with stairs to the first floor, access to the 'Gimson' lift and doors to:

Reception Room
26'06" x 12'00"
Impressively large reception room benefiting from three angled bay windows, two to front aspect and one to side aspect, fitted with a TV aerial and a log burning stove, set on a marble hearth with a custom made feature mantle.

Dining Room
9'00" x 15'11"
Light and airy space benefiting from double aspect windows and double opening 'French' doors to the garden; providing ample space for a dining table.

Entrance Lobby
5'00" x 4'07"
Composite door leading into the entrance porch with a cupboard housing the consumer unit and a door to the hallway.

Kitchen/Dining Room
13'11" x 14'08"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding 'Range' style cooker with double width extractor hood over, space for a freestanding dishwasher, space for a freestanding fridge/freezer, ample space for a dining table, a uPVC door to the rear garden and the kitchen/dining room also houses the wall mounted 'Ideal Logic Heat2 H30' condensing boiler.

Utility Room
8'10" x 12'07"
Sizeable utility room fitted with larder and base units with worktop over, one bowl stainless steel sink with mixer tap, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a freestanding tumble dryer and a built in storage cupboard housing the electrical controls and manual wind for a the 'Gimson' lift system.

WC
9'00" x 3'00"
Fitted with a WC with cistern lever, pedestal hand wash basin with single hot and cold taps and partly tiled walls.

Landing
3'06" x 20'02"
With two built in sizeable storage cupboards, access to the loft and doors to:

Bedroom 1
12'07" x 12'01"
Spacious double bedroom with laminate flooring, an original fireplace as a feature, an angled bay window to front aspect and a door to the:

En-suite Bathroom
5'09" x 9'10"
Fitted with a four piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, bidet and WC with dual flush button, partly tiled walls and a heated towel rail.

Bedroom 2
13'06" x 12'00"
Spacious double bedroom with laminate flooring, three built in double wardrobes, an angled bay window to front aspect and a hand wash basin with single hot and cold taps; built into vanity.

Bedroom 3
13'10" x 13'09"
Spacious double bedroom benefiting from double aspect windows and fitted with a built in triple wardrobe.

Bedroom 4
9'09" x 8'06"
Double bedroom; currently utilised as a home study with laminate flooring and a telephone point.

Bathroom
5'10" x 9'10"
Fitted with a three piece suite comprising a cast iron bath tub with single hot and cold taps and mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, heated towel rail, partly tiled walls and a built in airing cupboard housing the immersion heater.

Driveway
Paved driveway from Park Road West providing off road parking for multiple vehicles.

Garage
14'00" x 23'11"
Remarkably large garage with a side window, side pedestrian door, up and over door, power and lighting. This garage would make a tremendous workshop or could be utilised and converted to suit any need.

Gardens
The property stands on a sizeable plot with well maintained grounds surrounding it. Privately enclosed with with fencing and well established hedging to the boundaries, the gardens are mostly paved for ease of maintenance but do feature an array of plants, trees and shrubs throughout, adding an aspect of nature and greenery everywhere you look. The garden presents a perfect space to enjoy outdoor dining and entertaining with a large paved patio area, currently featuring a timber pergola. To the back end of the garden you will find a half brick-half glass greenhouse with a water supply. Access to the garage can be gained from the garden via a side pedestrian door.

Tenure
Freehold

Viewing arrangements
By appointment through Choice Properties on 01507 443777.

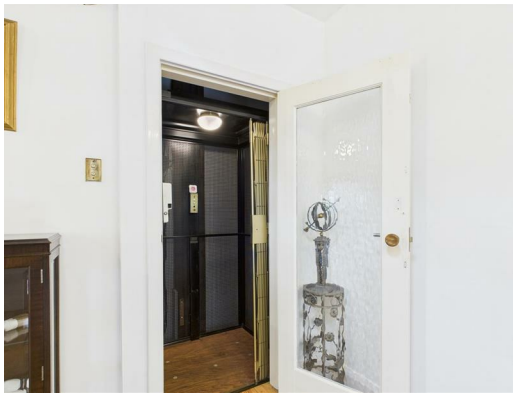
Opening hours
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

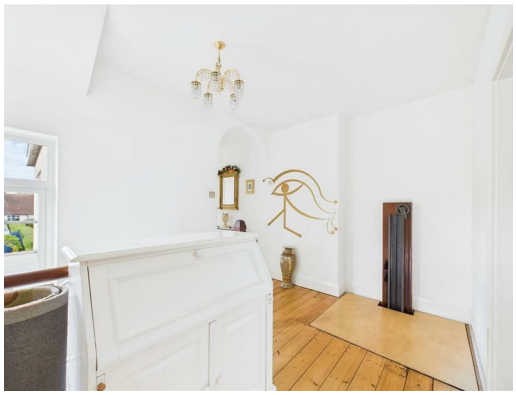
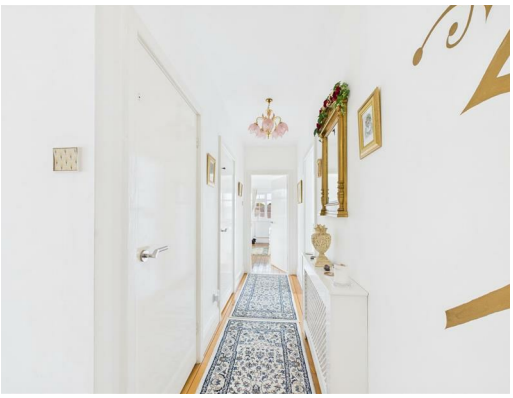
Making an offer
If you are interested in making an offer on this property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

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.

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.



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Floor 0 Building 1

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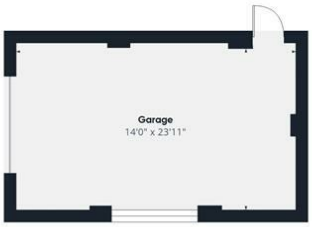

Floor 0 Building 2

Approximate total area(1)

2340 ft^2

Reduced headroom

14 ft^2

(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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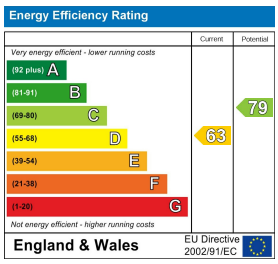
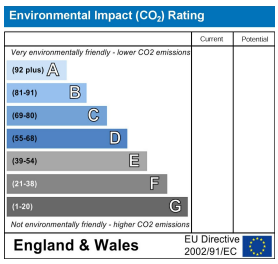
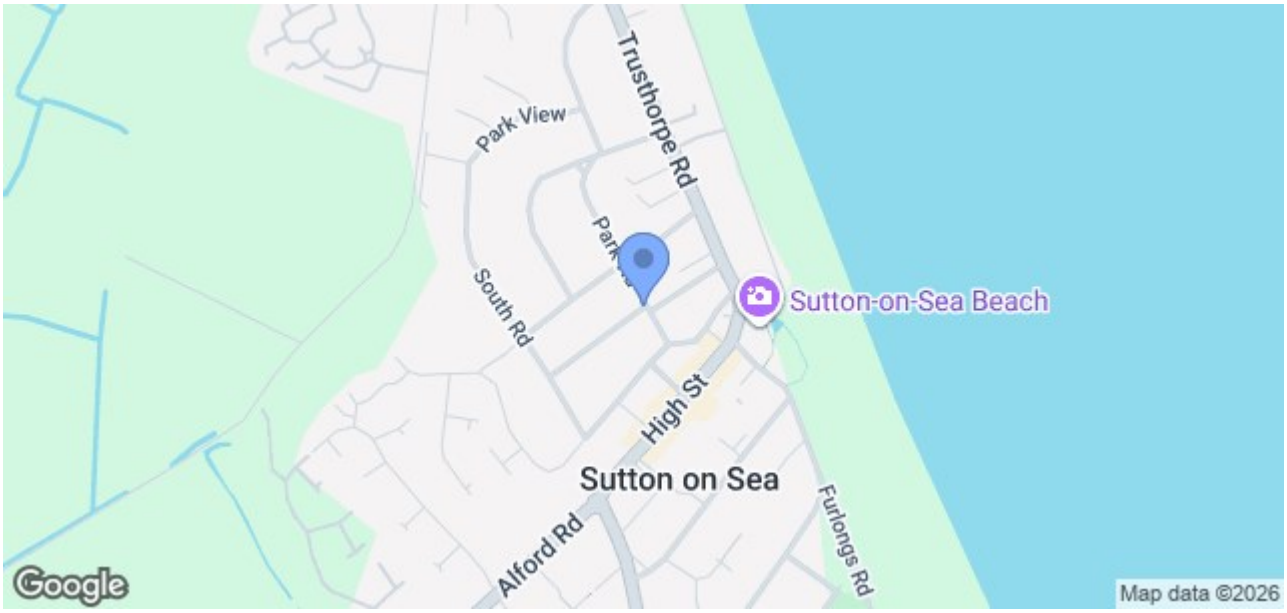
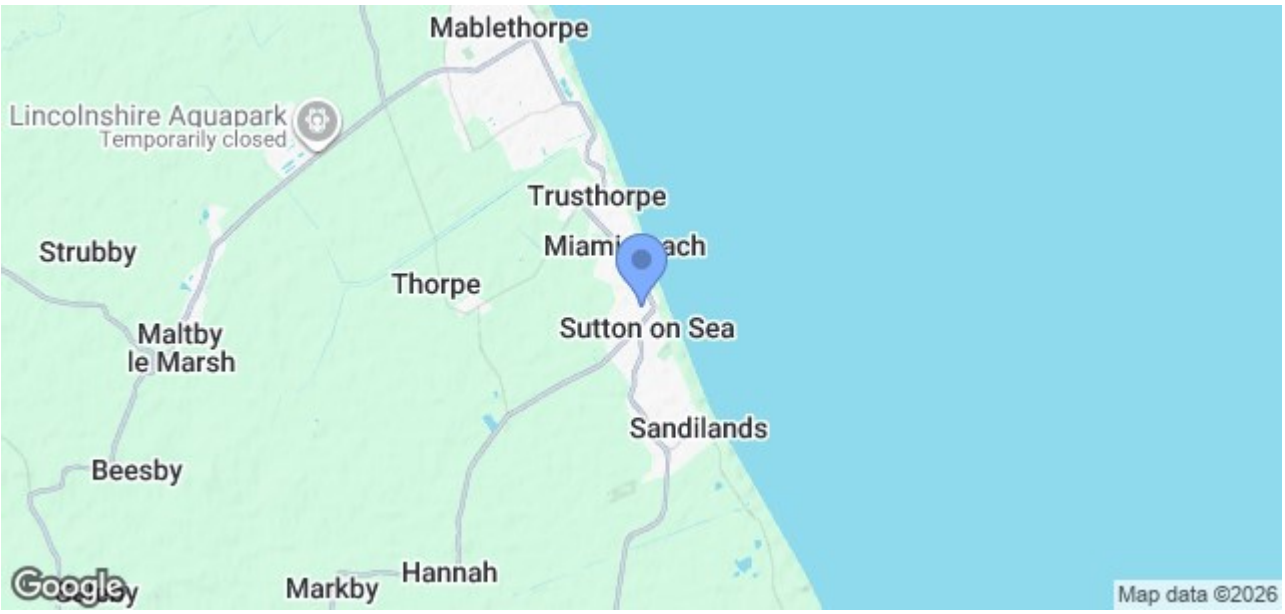
Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue then immediately left on to Park Road. Take your first left on to Willoughby Road and Oak Field can be found halfway along the road on your right hand side.