CHOICE PROPERTIES

Estate Agents

9 Wilmington Drive, Sutton-On-Sea, LN12 2JU

Price £242,000

Choice Properties are pleased to offer for sale this generously proportioned and well maintained two bedroom detached bungalow, situated in a quiet residential position within Sutton-on-Sea, close to both the local amenities and golden sandy beaches. Featuring well tended gardens to the rear and ample off road parking, early viewing is most certainly advised with the property being further offered with no onward chain.

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 and well presented accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch
2'01" x 4'01"
Front uPVC double opening 'French' doors leading into the entrance porch with tiled flooring and a uPVC door to:

Hallway
2'11" x 13'01"
With laminate flooring, access to the loft, a built in storage cupboard and a built in airing cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems. Doors to:

Reception Room
11'10" x 15'06"
Light and airy reception room benefiting from dual aspect windows and fitted with a TV aerial and the wall mounted thermostat.

Kitchen
8'04" x 9'10"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, side uPVC door, tiled flooring and part tiling to the walls.

Bedroom 1
11'05" x 11'05"
Spacious double bedroom with a picture window to rear aspect.

Bedroom 2
8'10" x 7'11"
Double bedroom with tiled flooring and a TV aerial.

Sun Room
7'05" x 6'11"
Featuring triple aspect windows, tiled flooring, a polycarbonate roof and sliding patio doors to the rear garden.

Shower Room
5'01" x 4'07"
Fitted with a shower cubicle with sliding doors and electric 'Triton Alicante' shower over, hand wash basin with mixer tap; built into vanity, a heated towel rail, tiled flooring and tiling to the walls.

WC
5'05" x 2'07"
Fitted with a WC with dual flush button.

Driveway
Paved driveway providing off road parking.

Garage
8'08" x 16'10"
Integrated garage with an up and over door, power and lighting, two side windows and the garage also houses the wall mounted consumer unit.

Garden
The property is fronted by a garden laid to lawn with an ornamental hedge to the boundaries.

To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area as well as an array of well established plants and shrubs.

Tenure
Freehold.

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

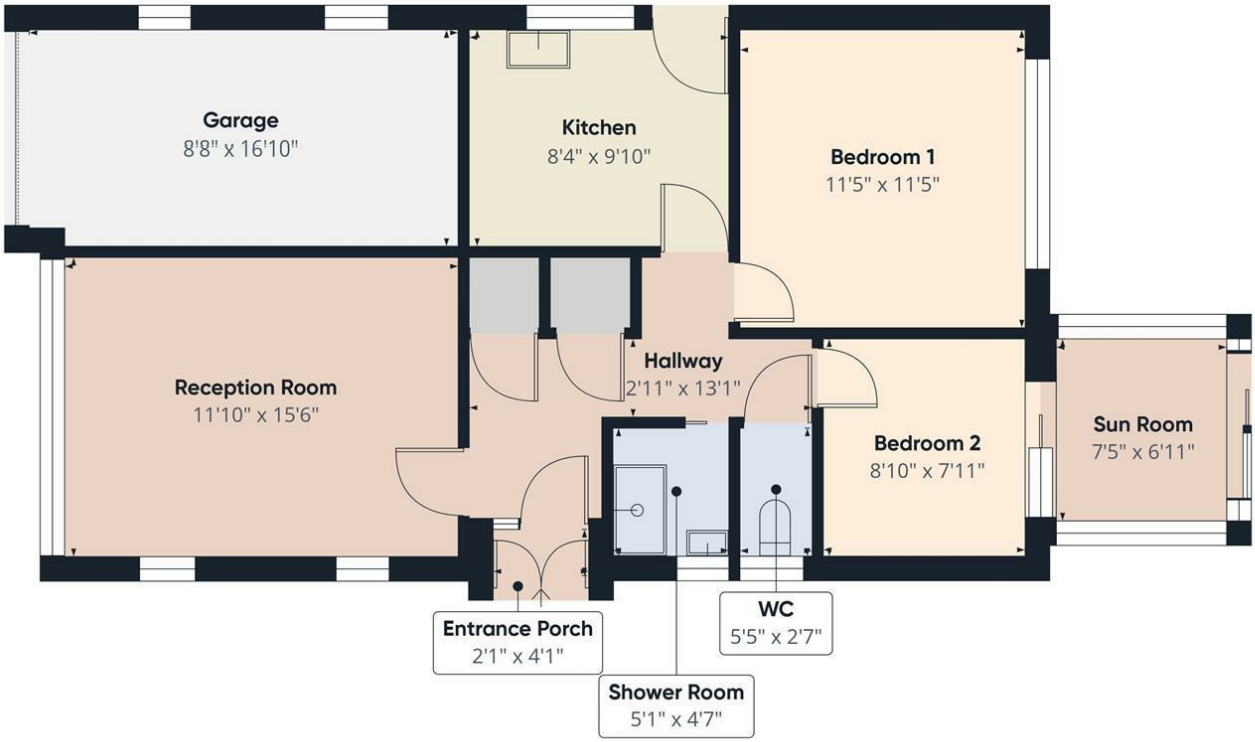
Opening hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

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 B.

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.



Approximate total area(1)

827 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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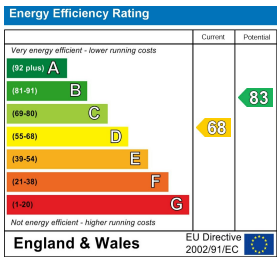
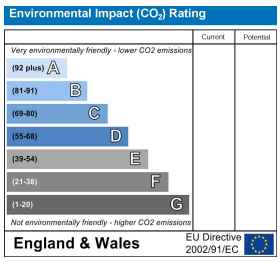
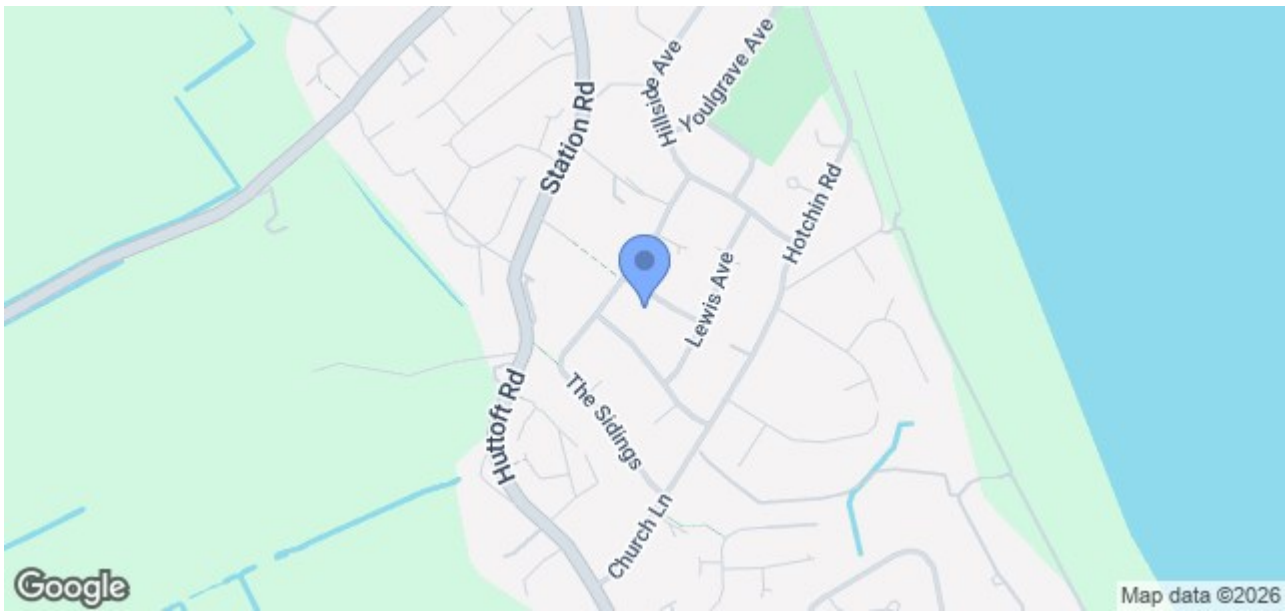
Directions

From our Sutton on Sea office proceed Eastwards down the High Street and take your first right onto York Road (just before the pullover onto the beach). Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way then your second left into Wilmington Drive.