CHOICE PROPERTIES

Estate Agents

Oakwood, 20 Sandhurst Road, Sutton On Sea, LN12 2RH

Reduced To £375,000



Choice Properties are pleased to offer for sale this generously sized four bedroom (two en-suite) detached house, with it's own private access to the 'Blue Flag' award winning golden sandy beaches to the rear. Dating back to the 1930s the property exudes character throughout, such as the original wooden beams, wrought iron guttering and down pipes, stained glass and lead light windows. With this being the first time property has been marketed since 1979, do not miss the opportunity to see this special 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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Benefiting from a mains gas central heating system the generously proportioned accommodation comprises:-

Entrance Hall
5'03" x 4'01"
Front door leading into the property with a feature window, tiled flooring and a door to the:

Hallway
12'07" x 10'03"
Boasting original features such as rustic beams, oak staircase, feature stainless glass window and a beautiful vaulted ceiling, stairs to the first floor and doors to:

Reception Room
13'08" x 22'03"
Sizeable living accommodation benefiting from dual aspect windows including an angled bay window to front aspect and fitted with wall lighting, oak flooring, stainless glass window, open solid stone fireplace set in feature surround and a TV aerial. Double opening doors to the:

Dining Room
12'09" x 10'00"
Providing ample space for a dining table and featuring a serving hatch through to the kitchen, oak panelling, oak flooring and dual aspect windows.

Sitting Room
17'03" x 9'10"
Featuring an angled bay window to rear aspect, a built in double storage cupboard, space for a freestanding electric feature fireplace and a TV aerial.

Kitchen
10'00" x 9'10"
Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, integrated dishwasher, partly tiled walls and the kitchen houses the wall mounted consumer unit as well as the floor standing 'Ideal Mexico' condensing boiler.

Sun Room
14'11" x 9'06"
Benefiting from triple aspect windows, including a feature stained glass window, radiator and door to the garden.

WC
3'00" x 10'03"
Fitted with a WC with cistern lever and corner hand wash basin with single hot and cold taps.

Rear Lobby
4'02" x 6'03"
With a rear door to the driveway, rear door to the garden, a door to a storage room/changing room (measuring 4'09" x 2'09") and a door to the:

Sauna Room
14'10" x 9'04"
Fitted with a sauna, as well as a shower cubicle with electric 'Triton' shower over, dual aspect windows and a door to the garden.

Balcony Landing
16'00" x 10'03"
Grand landing with dual aspect windows and doors to:

Bedroom 1
13'06" x 16'04"
Remarkably spacious double bedroom with two fitted double wardrobes, hand wash basin with single hot and cold taps and a door to the:

En-suite Bathroom
7'11" x 5'05"
Fitted with a three piece suite comprising a bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and an electric heated towel rail.

Bedroom 2
14'11" x 9'03"
Spacious double bedroom benefiting from dual aspect windows and featuring a door to the:

En-suite Bathroom
8'04" x 4'05"
Fitted with a three piece suite comprising a bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, shaver point, partly tiled walls, extractor fan and an electric heated towel rail.

Bedroom 3
13'01" x 11'05"
Spacious double bedroom with an array of fitted storage space, large window looking out to the garden and fitted with a hand wash basin with single hot and cold taps.

Inner Landing Hallway
3'10" x 15'03"
With access to the remarkably large loft space; which is partly boarded with windows and potential to convert and develop (subject to planning permissions) and doors to:

Bedroom 4
8'06" x 9'11"
Double bedroom fitted with a pedestal hand wash basin with single hot and cold taps.

Bathroom
6'01" x 9'10"
Fitted with a sunken marble bath tub with single hot and old taps and shower attachment, hand wash basin with single hot and cold taps and a door to the large built in airing space; housing the hot water cylinder.

WC
3'09" x 6'00"
Fitted with a WC with cistern lever.

Driveway
Paved driveway providing off road parking for several vehicles.

Garage
15'09" x 9'04"
With an up and over door, window to the rear, power and lighting.

Gardens
To the rear of the property you will find immaculately presented gardens laid mostly to lawn with well established hedging and trees to the boundaries. The garden benefits from an original concrete built shed to the rear of the garden and a paved patio seating area, perfect for outdoor dining or entertaining as well as the rare private access via steps to the rear, to the award winning beaches at the back.

Tenure
Freehold.

Viewing arrangements
Viewing by Appointment through Choice Properties, Sutton- On -Sea - Tel 01507 443 777

Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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 E.

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



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

2468 ft²

Reduced headroom

10 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.

GIRAFFE360

Directions

From our Sutton office head west to the mini roundabout and turn left on the A52 towards Skegness. As you leave Sutton on Sea and enter Sandilands turn left onto Sea Lane. Then at the Fat Seagull turn left onto Sandhurst road. Continue on Sandhurst road and Oakwood can be found on your right hand side, towards the top of the road.







