



CHOICE PROPERTIES

Estate Agents

Byways Park Road,
Sutton-On-Sea, LN12 2LW

Price £265,000



Choice Properties are excited to offer for sale this lovely two bedroom detached bungalow situated in a quiet location just a stones throw away from local amenities and our award winning sandy beaches.

Boasting with opportunity with a generous interior layout, driveway, garage and a privately enclosed garden, early viewing is advised to appreciate what this bungalow has to offer.

With the added benefit of a mains gas central heating system and uPVC double glazing throughout, the well maintained accommodation comprises:-

Entrance Porch

4'04" x 4'01"

Front uPVC door leading into the entrance porch with a door to:

Hallway

3'06" x 13'00"

An abundantly light and bright hallway with access to the loft; which is partly boarded with a pull down ladder and lighting. Doors to:

Kitchen/Dining Room

9'08" x 14'11"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated 'Bush' oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, ample space for a dining table, uPVC door to the utility area, tiled flooring, partly tiled walls and the kitchen/dining room also houses the wall mounted 'Vaillant' gas boiler.

Utility Area

4'09" x 8'05"

Providing space for a freestanding tumble dryer with worktop over, dual aspect frosted windows, wall lighting and a uPVC door to both front and rear aspect.

Reception Room

13'10" x 19'09"

Generously sized living accommodation fitted with an electric feature fireplace set in a feature surround, a TV aerial, a telephone point, ample space for a dining table and door to:

Conservatory

14'09" x 5'00"

Benefiting from dual aspect windows to rear and side aspect, tiled flooring, a polycarbonate roof, double opening doors to the rear garden and a door leading to the garage.

Bedroom 1

11'09" x 11'06"

Spacious double bedroom with an array of fitted wardrobes with mirrored doors.

Bedroom 2

9'08" x 12'00"

Double bedroom with a fitted triple wardrobe.

Shower Room

7'03" x 6'05"

Fitted with a three piece suite comprising a shower cubicle with electric shower over, hand wash basin with mixer tap; built into vanity with storage drawers and WC with dual flush button, tiled flooring, partly tiled walls, a heated towel rail and an extractor fan.

Garage

10'01" x 18'02"

With an up and over door, rear window and power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from raised bricked planter beds, displaying an array of well established plants and shrubs.

Driveway

Driveway allowing parking for several vehicles

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties, Sutton On Sea 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.

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.









Approximate total area^m
1128 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 head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road, then turn left down Park Road and the property can be found on your left 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 | 78 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

