



# CHOICE PROPERTIES

*Estate Agents*

3 Lewis Avenue,  
Sutton-On-Sea, LN12 2JS

Price £199,950



Choice Properties are delighted to offer for sale this spacious and beautifully presented two bedroom semi detached bungalow situated in the most sought after location, just a short distance from the local amenities and beautiful beaches. This superb bungalow further benefits from both driveway and garage and is being offered with no onward chain. Early viewing is highly advised!

This well laid out and spacious internal accommodation has the benefit of Gas Central Heating and UPVC Double Glazing and comprises:-

### **Hallway**

9'8" x 7'8"

With front access door, built in storage cupboard, access to the loft space.

### **Kitchen**

8'7" x 8'10"

Fitted with a range of wall and base unit with complimentary worksurfaces over, one bowl resin sink unit with drainer and stainless steel mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, wall mounted 'Worcester' combination boiler, partly tiled walls, radiator, door to:-

### **Sun room**

7'4" x 19'3"

With uPVC double glazed dual aspect windows, polycarbonate roof, pedestrian door to the side aspect leading out into the garden.

### **Reception room**

15'8" x 11'8"

With double opening doors leading into the sun room, TV aerial point, telephone point, feature fireplace.

### **Bedroom 1**

12'7" x 10'9"

Double bedroom with uPVC double glazed window, radiator.

### **Bedroom 2**

9'5" x 9'10"

Double bedroom with uPVC double glazed window, radiator.

### **Shower room**

6'7" x 5'6"

Fitted with a three piece suite comprising double shower cubicle with electric shower over, pedestal wash hand basin, dual flush w.c., tiled walls, inset spot lights to the ceiling, uPVC double glazed window.

### **Driveway**

Spacious driveway providing ample parking space.

### **Garage**

With up and over door. Power and lighting.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The gardens are paved and gravelled for ease of maintenance and feature a variety of plants, trees and shrubbery throughout. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining.

## **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 B.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 443777.

## **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. 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.

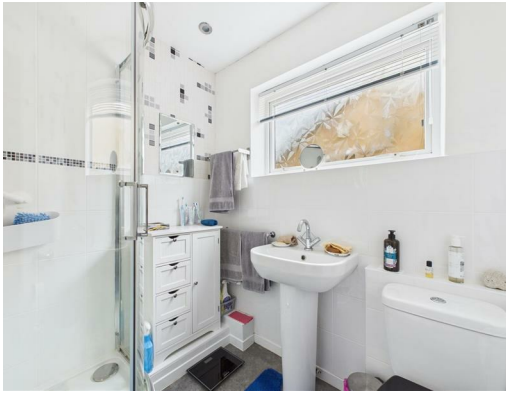
## **Opening Hours**

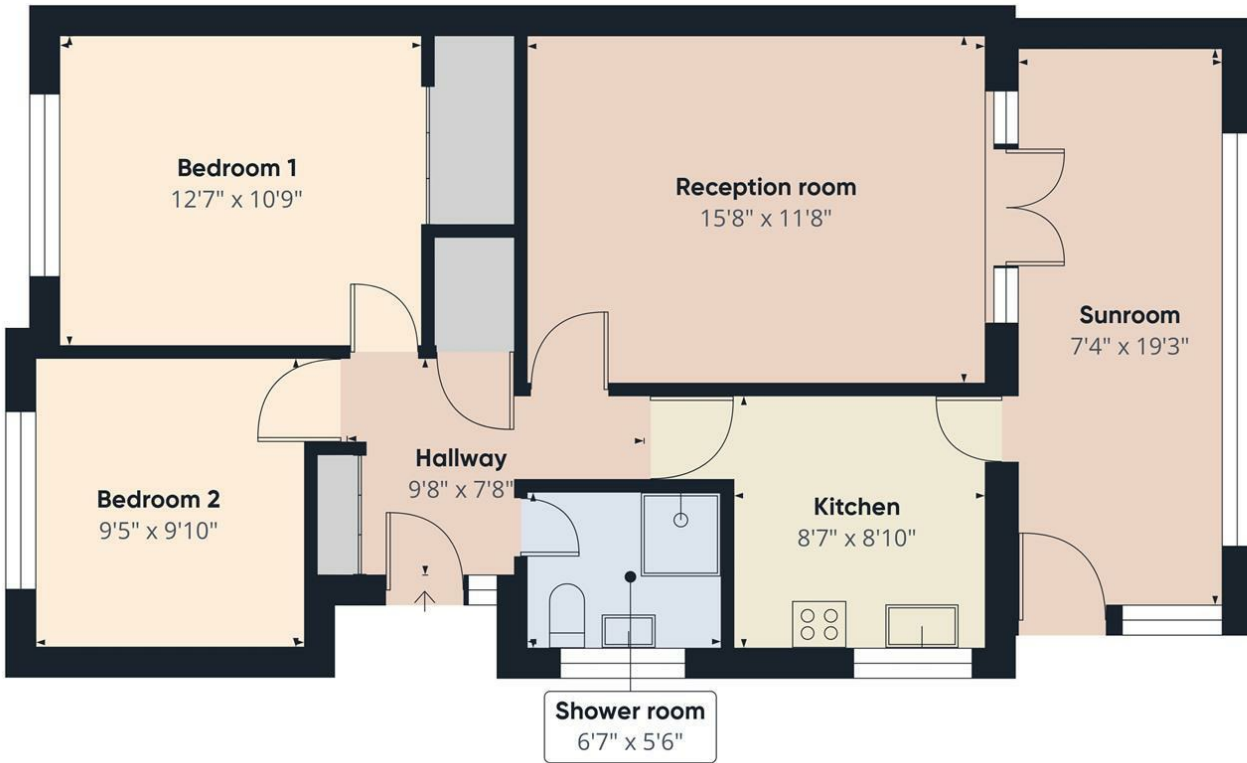
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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<sup>(1)</sup>  
770 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.

GIRAFFE360

# Directions

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st right onto York Road, then take your 2nd right into Hillside Avenue. Now take your 3rd right on to Lewis Avenue.

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		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	

