



CHOICE PROPERTIES

Estate Agents

29 Sandringham Drive,
Sutton-On-Sea, LN12 2JP

Price £239,950



Choice Properties are delighted to present this beautifully maintained two-bedroom detached bungalow, located on the sought-after Sandringham Drive in the charming seaside village of Sutton - On - Sea. Ideally positioned close to the beach, the property offers bright and spacious accommodation throughout, including two bedrooms, a comfortable Lounge/Diner, and Kitchen. Externally, the property benefits from well-kept gardens, off-road parking, and a garage and workshop. Situated in a desirable residential area near the coast, early viewing is highly recommended to appreciate everything this lovely home has to offer.

The spacious and well laid out internal accommodation consist of:

Side entrance door to:

3'4 x 3'1

Door leading to:

Hallway

3'3 x 9'4

Loft access, radiator, doors leading to:

Kitchen

9'0 x 13'11

Fitted with a range of wall and base units, inset one and a half bowl sink with drainer, mixer tap, gas hob, plumbing for a washer, partly tiled walls, Radiator, double glazed window to the front aspect.

Lounge/Diner

12'0 x 14'9

Light and airy Lounge with archway leading through to the dining area, featured electric fireplace, radiator bow window to the front aspect,.

Shower Room

8'11 x 5'7

Three piece suite comprising, low level WC, vanity sink unit, shower cubicle, partly tiled, towel radiator.

Bedroom 1

8'3 x 12'9

Spacious double bedroom, radiator, double glazed window to rear aspect.

Bedroom 2

12'9 x 9'4

Double bedroom, radiator, door leading to:

Conservatory

8'10 x 5'6

Access to garage, door leading to:

Garden

To the front of the property is a stunning garden set with an array of well established plants and shrubs along with lawn and central flower bed. To the rear of the property is a privately enclosed lawned garden. There is a well maintained summerhouse that has a paved patio area to the front. There is side access to the back and front of the property.

Garage

9'5 x 14'11

Fitted with an electric door, power and lighting.

Workshop

9'10 x 7'5

Fitted with power and lighting.

Driveway

Paved driveway providing off road parking. Car port.

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.

Tenure

Freehold

Viewing arrangements

Viewing by appointment through Choice Properties Sutton on 01507 443777

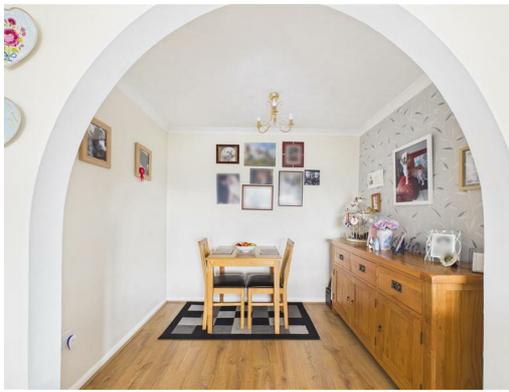
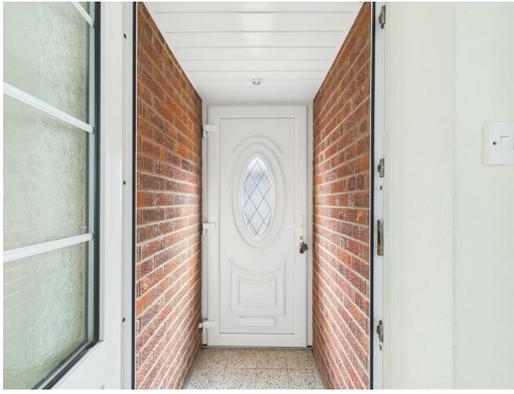
Opening Hours

Mon-Fri 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 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.

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
914 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 office head west along the high street, turn left at the mini roundabout then take your second right onto Sandringham Drive. Follow the road all the way around to your left an number 29 can be found three quarters of the way along the road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

