



CHOICE PROPERTIES

Estate Agents

41 Crabtree Lane,
Sutton-On-Sea, LN12 2RT

Price £325,000



Nestled on the picturesque Crabtree Lane in Sutton-On-Sea, Choice Properties are excited to bring to the market 41 Crabtree Lane, this charming detached bungalow offers a delightful blend of comfort and tranquillity. With four spacious bedrooms, a bathroom and separate WC, open views from the garden and a well maintained garage/workshop. Early viewing is advised!

The immaculately maintained accommodation benefits from a gas mains central heating system and comprises:-

Entrance Hall

4'11" x 18'2"

uPVC door with doors to;

Hallway

8'6" x 2'8"

Once entering the property, you will be greeted with a 'L' shape hallway, storage cupboards and access to;

Reception Room

16'5" x 11'11"

Light and spacious reception room fitted with and electric fire, large window to the front. The current sellers partly use this as a dining room as well.

Kitchen/Diner Room

13'11" x 11'10"

A gorgeous kitchen diner fitted with an integrated oven, gas hob and extractor hood. Partly tiled walls. Dual aspect windows. There is a side door with access to the rear and front of the property.

Also hidden away is a utility cupboard, housing the 'Glow Worm' boiler installed in 2026 and the consumer unit.

Bathroom

6'2" x 5'7"

Fitted with a panel bath, glass screen and mixer tap. Hand basin with mixer tap. Tiled walls and floor

Seperate WC

2'8" x 5'3"

Separate WC with dual flush. Tiled floor and partly tiled walls

Bedroom 1/ Sitting Room

11'11" x 9'10"

The sellers currently use this as a secondary sitting room, but this room would benefit as the main bedroom, with French style doors opening out the the garden. Feature style log burner with fitted storage surround.

Bedroom 2

8'10" x 9'11"

Double bedroom finished with fitted wardrobes with views to the garden.

Bedroom 3

7'6" x 11'11"

Currently used as an office, this third bedroom can be used as a double bedroom. Hardwood flooring throughout.

Bedroom 4

8'1" x 8'10"

This snug fourth bedroom offers the opportunity for a office space, also benefits from a feature fireplace.

Garage/ Workshop

8'1" x 12'0"

The garage has been split into two to create a workshop space which equals 8'9" x 11'11" and the garage section which equals 8'1" x 12'0", this divider can be taken down.

Garden

A raised block paved decking area perfect for entertaining and catching the sun, leading down to the large garden with open views to the rear. An array of shrubs, plant and flowers surround a small central pond.

Timber shed and small summerhouse.

Driveway

Five car driveway, with plenty of room for a camper van.

A mixed of shingle and resin bound floor, also fitted with a car port with the ability to accommodate a car.

Tenure

Freehold

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.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

Tel. No. 01507 601 111

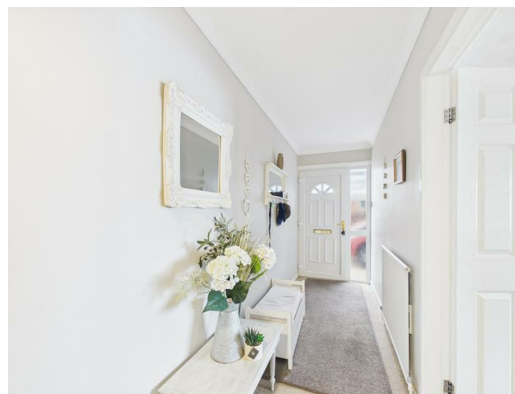
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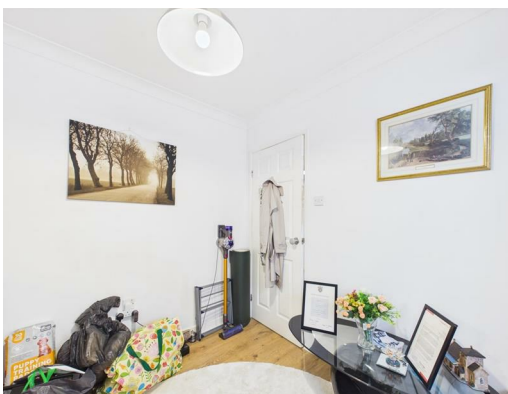
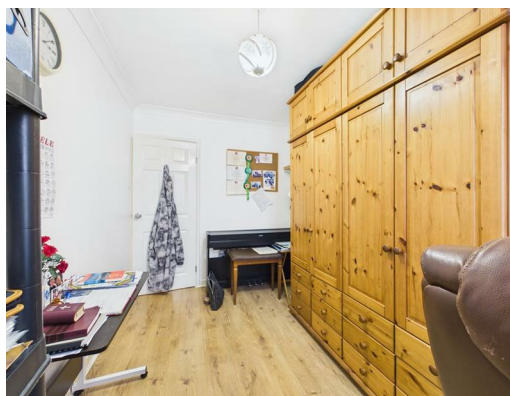
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

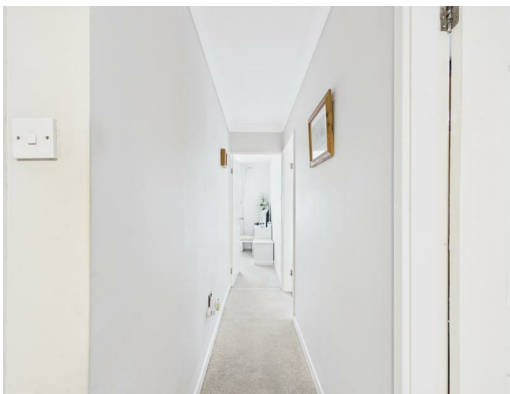
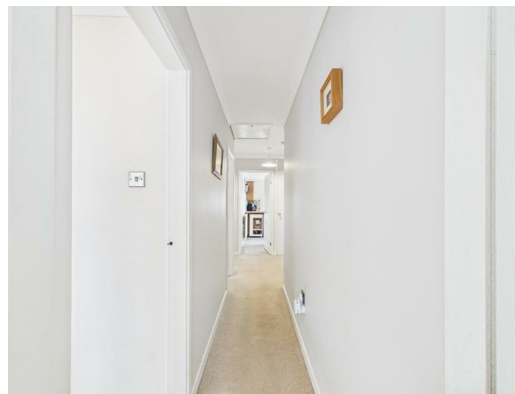
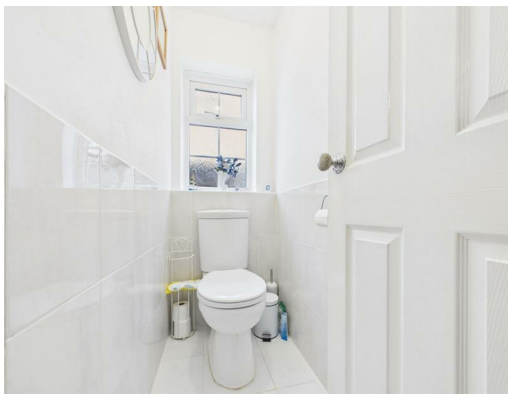
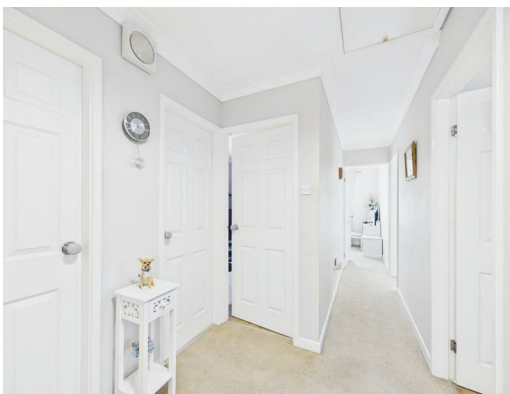
Viewing Arrangements

Please call our Sutton On Sea office on 01507 443777 to arrange a viewing.

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
1169 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 right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Continue down the A52 following this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side. Number 41 will 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		
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		

