



# CHOICE PROPERTIES

*Estate Agents*

1a Moreland Avenue,  
Sutton-On-Sea, LN12 2HL

Price £225,000



Nestled in the charming village of Sutton-On-Sea, this delightful detached bungalow on Moreland Avenue offers a perfect blend of comfort and convenience. Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The bungalow is well presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately.

Additionally, the bungalow's location is a significant advantage, as it is situated close to local amenities, ensuring that shops, cafes, and essential services are just a short distance away.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. The internal accommodation consists of:-

**Side entrance door to:**

**Hallway**

Radiator. Access to the loft area. Smoke alarm. Programmer and thermostat controls for the central heating.

**Lounge**

Electric fire. Radiator. Centre lighting.

**Kitchen**

Fitted wall and base units with work surfaces over. Sink unit with mixer taps. Integrated electric oven and hob. Plumbing for a washing machine. Space for freestanding fridge/freezer. Smoke alarm. Opening leading through to:

**Sun Room**

Fitted base units with work surfaces over. Radiator. Double doors leading out to the rear garden.

**Bedroom 1**

Radiator. Double doors leading out to the rear garden.

**Bedroom 2**

Radiator. Fitted wardrobe. Part panelled walls.

**Bathroom**

With three piece white bathroom suite which consists of a panelled bath with mixer shower taps, wash hand basin and w.c. Heated towel rail. Part tiled walls.

**Driveway**

Providing off road parking for 2 vehicles.

**Garage**

Up and over garage door. Personal door to the rear. Electric consumer unit.

**Gardens**

To the front of the property is a gravelled garden with feature planting. To the rear is a privately enclosed garden which is gravelled with flower borders and timber decking.

**Tenure**

Freehold

**Council Tax**

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**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening Hours**

Monday - Friday: 9:00am - 5:00pm

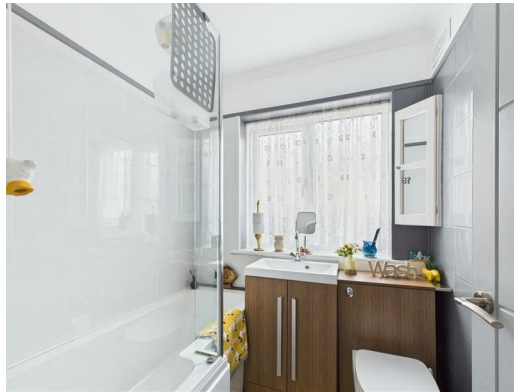
Saturday: 9.00am - 3.00pm

## **Making an offer**

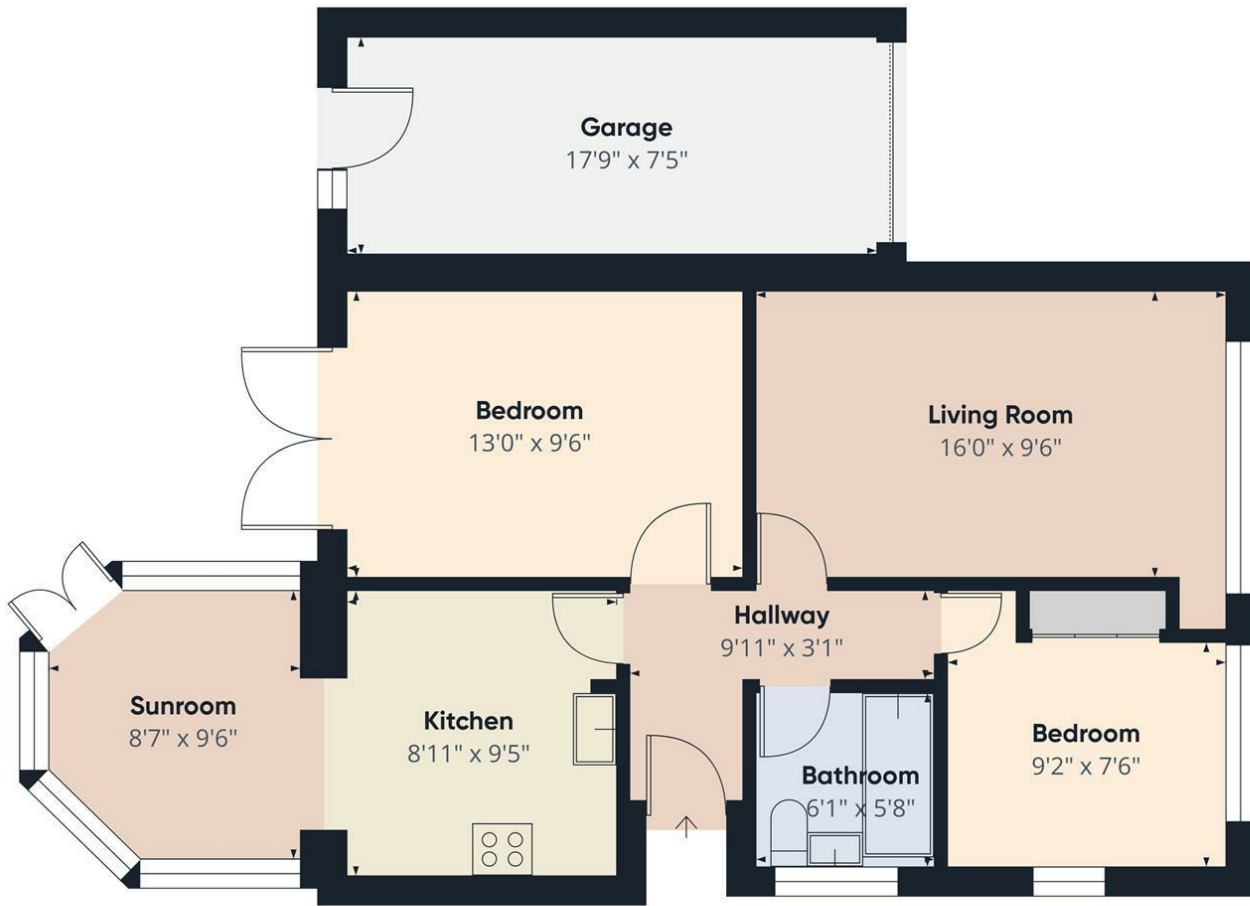
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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  
757 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.

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# Directions

From our Sutton On Sea office turn right along the High Street. Turn left at the mini roundabout onto Station Road and Moreland Avenue is the first turn on your left hand side.

