CHOICE PROPERTIES
Estate Agents

7 Park View,
Sutton-On-Sea, LN12 2NT

Reduced To £249,950

It is a pleasure for Choice Properties to offer for sale this generously proportioned two bedroom detached bungalow, situated in a quite residential position, only a short walk from both the beaches and local amenities in Sutton on Sea. Boasting well tended gardens to the rear, the charming property offers any prospective buyer an opportunity to renovate and put their own stamp on what is already a much cherished home. Early viewing is advised with the property being offered with no onward chain.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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The abundantly light and bright accommodation comprises:-

Entrance Porch
4'04" x 2'07"
Front door leading into the entrance porch, with an internal door leading into the:

Hallway
20'00" x 3'03"
Fitted with a built in storage cupboard, access to the loft and doors to:

Reception Room
13'09" x 15'08"
Light and airy reception room benefiting from dual aspect windows including a bow window to front aspect and fitted with a gas back boiler, a TV aerial and telephone point.

Kitchen/Dining Room
14'03" x 9'01"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated fan oven, space and plumbing for a washing machine, space for an under-counter fridge/freezer, partly tiled walls, ample space for a dining table and sliding patio doors to the garden.

Bedroom 1
11'03" x 10'10"
Double bedroom.

Bedroom 2
10'9" x 10'0"
Double bedroom with fitted wardrobes.

Shower Room
7'01" x 6'09"
Fitted with a three piece suite comprising a large walk in shower enclosure with mermaid boarded walls and mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls.

WC
5'02" x 7'06"
Fitted with a WC with cistern lever, a pedestal hand wash basin with mixer tap, tiled walls and a double airing cupboard; housing the hot water cylinder. The WC also houses the wall mounted consumer unit.

Driveway
Paved driveway providing off road parking for multiple vehicles.

Garage
23'00" x 9'05"
With an up and over door, power and lighting, rear window and rear pedestrian door to the garden.

Garden
The property is fronted by a garden which is laid with shingle for ease of maintenance, displaying a small array of potted and planted plants and shrubs.

To the rear of the property you will find a sizeable and privately enclosed garden, laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally features planter beds displaying a range of vibrant plants, shrubs and trees and benefits further from a large paved patio seating area, fish pond and useful timber shed to side aspect. This really is any green-fingered enthusiast's dream.

Tenure
Freehold.

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

Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

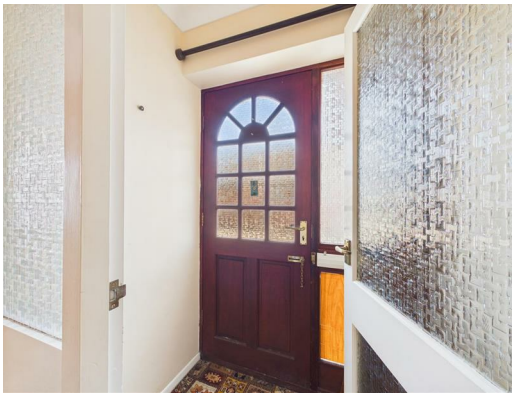
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

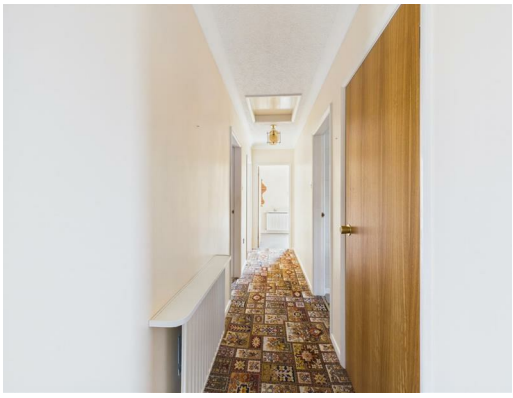
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

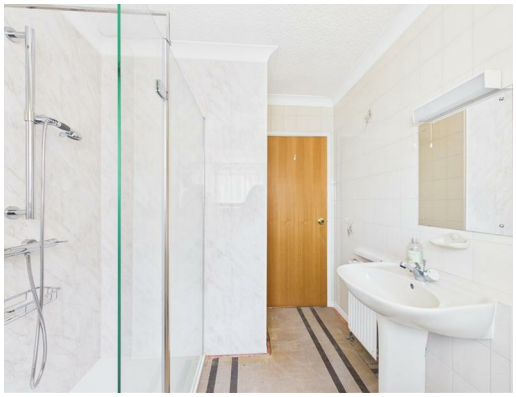
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Additional note
Please note that the gas back boiler in the reception room, is no longer in working order and would require a replacement boiler to feed the heating system.

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(1)

1040 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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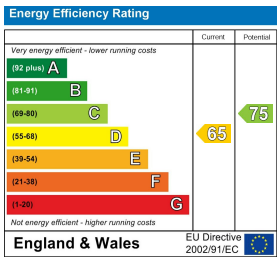
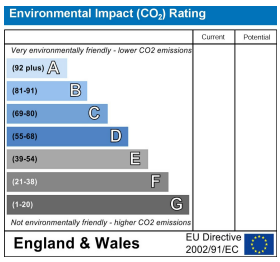
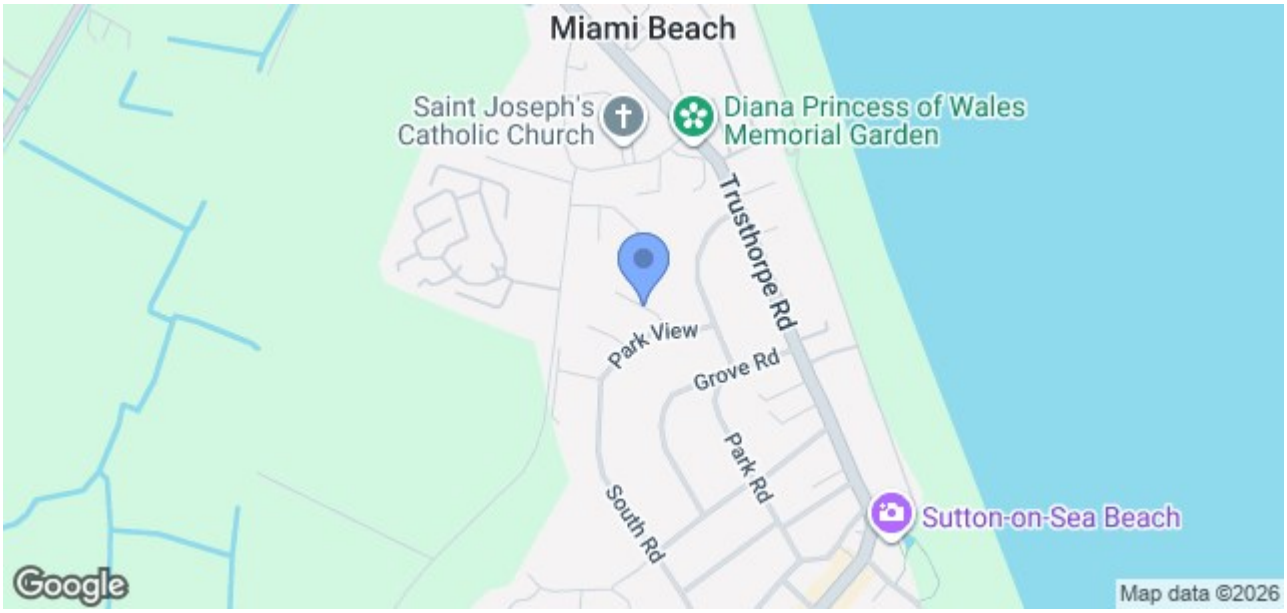
Directions

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 and take your fifth turning on your left on to Park Road, now take your next right on to Park View.