



# CHOICE PROPERTIES

*Estate Agents*

15 St. Francis Gardens,  
Sutton-On-Sea, LN12 2QX

Price £400,000



It is a pleasure for Choice Properties to bring to the market this most spacious and well maintained three bedroom (one en-suite) detached bungalow, located in a highly sought after area of Sutton on Sea, in St. Francis Gardens. Situated only a short walk from the amenities in town and the golden sandy beaches, the property boasts a generously proportioned layout, whilst sitting on a sizeable plot. Early viewing is advised.

Benefiting from a mains gas central heating system, uPVC double glazing throughout and solar panels which are owned outright, the beautifully maintained accommodation comprises:-

### **Hallway**

24'11" x 3'10"

Front uPVC door leading into the 'L' shaped hallway with tiled flooring, inset spot lighting, a built in airing cupboard housing the hot water cylinder and a built in storage cupboard with railing. Doors to:

### **Reception Room**

18'11" x 19'05"

Light and airy reception room benefiting from a bow window to front aspect and sliding patio doors into the garden. The reception room is also fitted with an electric feature fireplace set in a feature surround, TV aerial, telephone point, inset spot lighting, wall lighting and provides ample space for a dining table.

### **Kitchen/Dining Room**

19'06" x 10'10"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with 'Hotpoint' extractor fan over, integrated double electric oven, space for a freestanding fridge/freezer, inset spot lighting, under cupboard and kickboard lighting, partly tiled walls, tiled flooring and ample space for a dining table.

### **Utility Room**

5'06" x 10'07"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, built in larder cupboard, space and plumbing for a washing machine, space for a tumble dryer, partly tiled walls and tiled flooring. Door to:

### **Conservatory**

14'04" x 9'01"

Benefiting from quadruple aspect windows with a glass apex roof, tiled flooring, a radiator, wall lighting and double opening 'French' doors to the garden.

### **Garage**

19'05" x 17'09"

Integrated double garage with an electric roller doors, side window, loft access and tiled flooring. The garage also houses the wall mounted consumer unit and solar panel controls as well as the wall mounted 'Worcester' condensing boiler.

### **Bedroom 1**

12'11" x 10'02"

Double bedroom with fitted wardrobes, a fitted dining table and drawers, TV aerial and a door to:

### **En-suite Shower Room**

4'01" x 10'04"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiled walls and an extractor vent.

### **Bedroom 2**

9'09" x 10'09"

Double bedroom with fitted wardrobes, inset spot lighting and a TV aerial.

### **Bedroom 3**

9'09" x 10'08"

Double bedroom currently being utilised as a home study/dressing room with inset spot lighting and a telephone point.

### **Shower Room**

9'02" x 10'02"

Fitted with a three piece suite comprising a large walk in shower cubicle with an electric 'Mira Sport' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiled walls and an extractor vent.

### **Driveway**

Block paved driveway providing off road parking.

### **Gardens**

The property sits on a sizeable plot with privately enclosed gardens to the rear, which are mainly laid to lawn with bricked walls and timber fencing to the boundaries. Being well tended, the rear gardens display a variety of well established plants and shrubs throughout and the garden additionally benefits from three paved patio seating areas.

### **Tenure**

Freehold.

### **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 E.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

### **Opening hours**

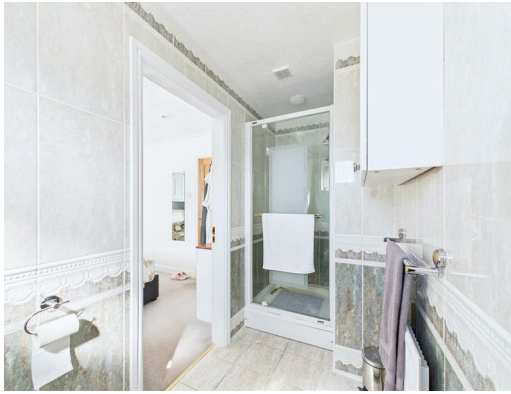
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

### **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 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.

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>m</sup>  
1723.93 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Sutton on Sea office head along the high street and turn left at the mini roundabout, follow the A52 along Huttoft Road and St Francis Gardens can be found on your right hand side just before the junction with Sea Lane. Number 15 is the first property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(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	

