



# CHOICE PROPERTIES

*Estate Agents*

103 Church Lane,  
Sutton-On-Sea, LN12 2JA

Price £230,000



Choice Properties are delighted to offer to you this fantastically positioned two bedroom cottage, located a mere 30 second walk from the beach but also in close proximity to the High Street, shops and local amenities. Offering NO ONWARD CHAIN we highly recommend viewing this property.

The property has the benefit of Gas Fired Central Heating & UPVC Double Glazed windows and doors. Internally the recently renovated and well appointed accommodation consists of:

### **Front Entrance Door**

Leading straight into :

### **Open Plan Lounge / Kitchen**

19'10 x 15'7

Staircase to the First Floor Landing. Radiators. Spot Lighting. TV Aerial Point. Electric Consumer Unit. Power Points. Kitchen area comprising of fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated Electric oven and hob with stainless steel extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Part tiled walls. Feature multiple colour lighting under the wall units. 'Viessmann' Gas Combination Boiler which supplies the central heating and hot water.

### **WC**

6'7 x 2'7

With Push Button Flush WC, wash hand basin and chrome heated towel rail.

### **Conservatory**

13'3 x 10

Wood Burner. Power Points. TV Aerial Point. Double opening 'French' doors leading out to the rear patio and garden area.

### **Landing**

Radiator. Power Point. Access to loft area.

### **Bedroom 1**

14'10 x 8'7

Radiator. Power Points. TV Aerial Points. Spot Lighting. Feature corner window overlooking the pullover onto the beach.

### **Bedroom 2**

9'1 x 6'6

Radiator. Power Point. Spot Lighting. Fitted Wardrobes.

### **Shower Room**

8'7 x 4'7

With three piece white suite which consists of large shower enclosure with dual head mixer shower, pedestal wash hand basin and WC with dual push button flush. Fully tiled walls. Extractor fan. Chrome heated towel rail.

### **Garden & Parking**

To the front of the property is a timber decked area and to the rear is a small privately enclosed garden which is partly paved and partly laid to lawn. From the rear garden it opens through onto the parking area. To the rear of the property is vehicular access which gives way to the spacious gravelled parking area with space for several vehicles.

### **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 A.

## **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**

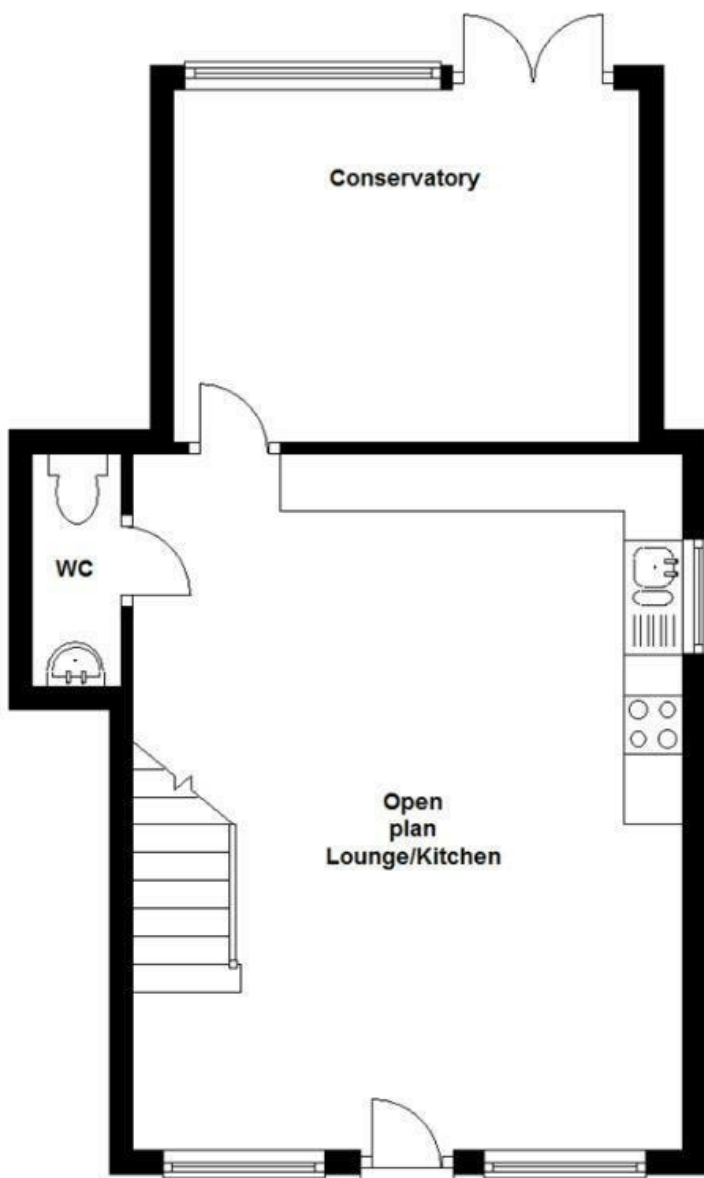
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

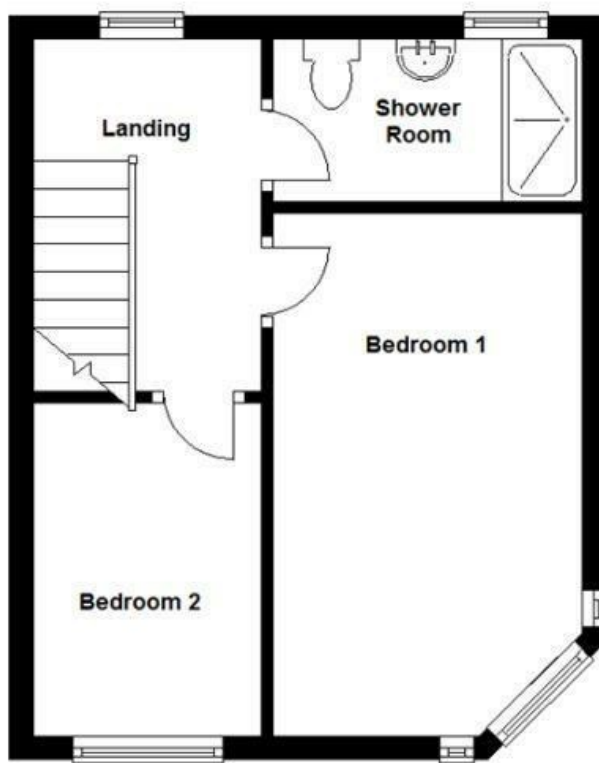




**Ground Floor**



**First Floor**



# Directions

From our Sutton office head towards the mini-roundabout and turn left as if you were heading to Skegness. Continue on this road until you see the church on your left hand side and take a left. Continue on Church Lane until the road veers to the left, Church Lane continues straight over so continue on this road and number 103 can be found at the bottom on your left hand side. If you continue round the corner, the parking can be found on your left up a short gravelled driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			75
(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	

