



CHOICE PROPERTIES

Estate Agents

3 Lewis Avenue,
Sutton-On-Sea, LN12 2JS

£199,950



Choice Properties are delighted to offer for sale this spacious two bedroom semi detached bungalow situated in this pleasant residential position, convenient for the beach and seaside town of Sutton on Sea. The property has the benefit of Gas Central Heating.

This well laid out and spacious internal accommodation has the benefit of Gas Central Heating and UPVC Double Glazing and comprises:-

Hallway

With Front Access Door. Built in storage cupboard, access to the loft space.

Kitchen

Fitted with a range of wall and base units with worktops over, wall mounted 'Worcester' gas boiler, space for oven and plumbing for automatic washing machine, sink unit with mixer taps. Door Conservatory. Radiator.

Conservatory

With rear access door.

Reception Room

Bay Window. T.V. Aerial point. Radiator.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Bathroom

Fitted with a three piece suite comprising double shower cubicle with mains shower over, pedestal hand basin and dual flush wc

Garage

With electric door. Power and lighting.

Garden

The property stands in well tended private lawned gardens featuring attractive flower borders.

Driveway

Spacious driveway providing ample parking space.

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 B.

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

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.

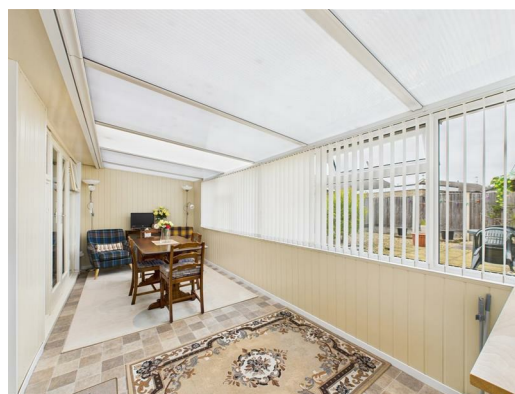
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

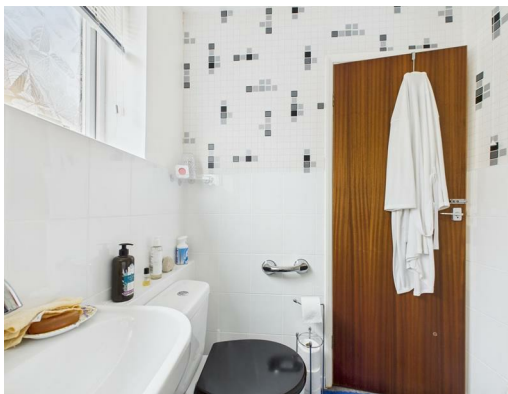
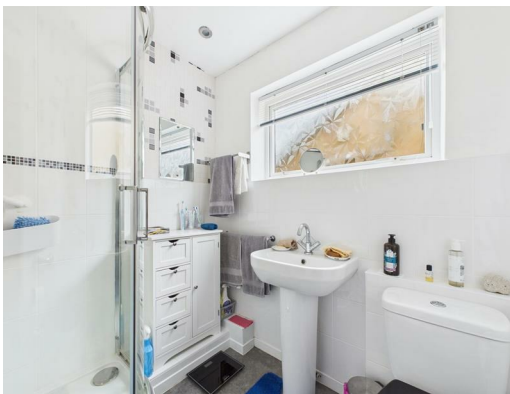
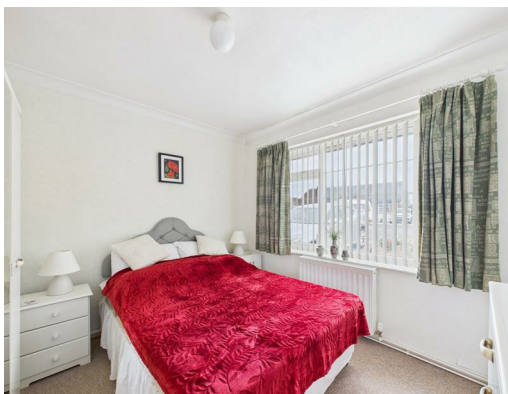
Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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⁾
770 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.

GIRAFFE360

Directions

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st right onto York Road, then take your 2nd right into Hillside Avenue. Now take your third right on to Lewis Avenue.

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		

