



# CHOICE PROPERTIES

*Estate Agents*

10 Honeysuckle Close,  
Sutton-On-Sea, LN12 2ST

Price £275,000



Choice Properties are delighted to present this most spacious two bedroom detached bungalow, occupying a pleasant residential position moments away from the local amenities and golden sandy beaches of Sutton-on-Sea. This impressive property further benefits from ample off road parking, two garages and a privately enclosed rear garden. Early viewing is advised.

The abundantly light and bright accommodation features mains gas central heating, double glazed uPVC windows throughout and comprises:

### **Entrance Hall**

Front uPVC entrance door. Loft access. Wall mounted thermostat controls. Cupboard housing the hot water cylinder.

### **Reception Room**

15'3" x 12'4"

Light and airy reception room with window to the front aspect. Electric fireplace. TV aerial point. Telephone point.

### **Kitchen**

15'9" x 10'2"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer and boiling tap over, integral four ring gas hob with extractor over, integral oven and grill. Tiled flooring. Part tiled walls. Cupboard housing the wall mounted 'Worcester' boiler.

### **Porch**

5'7" x 3'10"

Plumbing for washing machine.

### **Bedroom 1**

12'3" x 10'2"

Spacious double bedroom. TV aerial point. Tiled flooring.

### **Bedroom 2**

11'7" x 9'0"

Spacious double bedroom.

### **Shower Room**

7'5" x 10'2"

Fitted with three piece suite comprising dual flush wc, hand wash basin and large walk-in shower. Part tiled walls. Tiled flooring.

### **Study/Bedroom 3**

7'9" x 6'9"

Tiled flooring.

### **Sun Room**

10'8" x 7'11"

Tiled flooring, door to the rear garden.

### **Hobby Room**

10'8" x 6'6"

Tiled flooring.

### **Garden**

To the rear of the property is a privately enclosed, low maintenance garden with timber fencing to the boundaries. The garden also features three useful timber sheds and access to the detached garage.

### **Driveway**

There is a driveway to either side of the property, providing off road parking.

### **Garage 1**

Integral garage.

## **Garage 2**

22'0" x 10'0"

Detached garage.

## **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 B.

## **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.

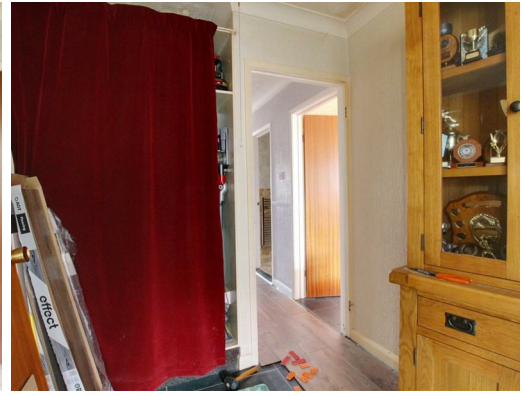
## **Making an Offer**

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.

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



# Directions

From our Sutton On Sea office head along the High Street towards the mini roundabout and carry on straight across the roundabout onto Alford Road. Take your second turning on your left onto Honeysuckle Close, and follow this road round until you see number 10 which can be found on your left-hand side.

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 <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	

