



CHOICE PROPERTIES

Estate Agents

7 Marine Avenue West,
Sutton-On-Sea, LN12 2TX

Price £275,000



It is a pleasure for Choice Properties to bring to the market this impressive two bedroom detached bungalow, occupying an ideal position just moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. Offering generously proportioned rooms throughout and further benefitting from low maintenance gardens, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Hallway

2'07" x 17'03"

Loft access, doors leading to:

Kitchen

10'00" x 9'08"

Fitted with a range of base and wall units, inset sink with drainer and mixer tap, plumbing for appliances, space for an undercounter fridge, double glazed window, radiator, door leading to:

Dining Room

10'00" x 9'09"

Double glazed window to front aspect, radiator.

Reception Room

17'06" x 11'06"

Light and airy reception room, featured electric fireplace, box bay window to the front aspect, radiator.

Bedroom 1

11'07" x 11'07"

Double bedroom with a door to the:

Conservatory

8'11" x 10'01"

Featuring triple aspect windows, a single pedestrian door to the garden, a uPVC roof and wall mounted electric radiator.

Bedroom 2

11'06" x 8'08"

Double bedroom.

Shower Room

8'04" x 6'03"

Three piece suite comprises, pedestal basin with mixer tap, low level wc, shower cubicle with mermaid board throughout, towel radiator, frosted window.

Garden

The bungalow boasts a well established and beautifully maintained garden laid partially to lawn and partially with shingle and paved for an aspect of easier maintenance. To the boundaries, you will find planter borders displaying an array of vibrant plants and shrubs. The garden presents a range of areas to enjoy outdoor living, dine or simply relax in the sunshine.

Garage

8'10" x 16'11"

Detached garage with an electric roller door, side pedestrian door, side window, power and lighting.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Open Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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

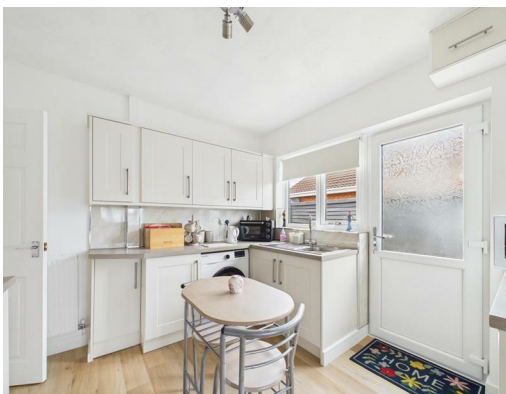
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

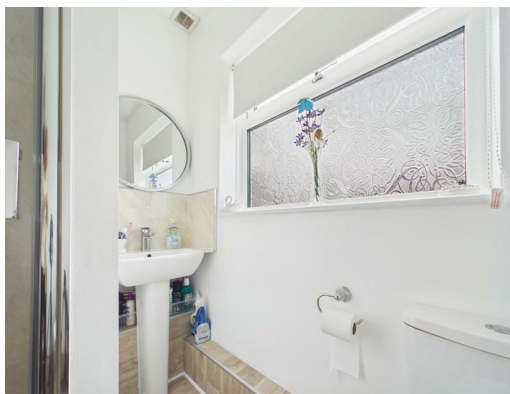
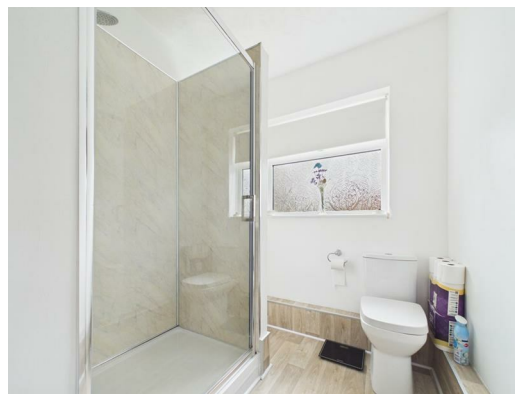
Tel. No. 01507 601 111

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.

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
1014 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

From our office turn right onto High Street and up to the small roundabout where you will continue over onto Alford Road. Take the next available turning on the right into Marine Avenue West. Number 7 can be found on your left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	99
(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		

