CHOICE PROPERTIES

Estate Agents

97 Camelot Gardens, Sutton-On-Sea, LN12 2HP

Reduced To £210,000

Choice Properties are delighted to bring to the market this spacious two bedroom detached bungalow, occupying a pleasant position in a sought after residential location just moments from the local amenities and golden sandy beaches. Further benefitting from enclosed gardens and conservatory to the rear, early viewing is certainly advised!

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

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

Entrance Hall
uPVC entrance door.

Kitchen
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point with extractor over, space for freestanding fridge/freezer, plumbing and space for a washing machine. Spot lighting. Part tiled walls. Space for dining table. Double aspect windows. Side access door leading to the driveway.

Reception Room
Light and airy reception room with electric fire set in feature surround with tiled hearth and wooden mantle. Bow window to the front aspect. TV aerial point.

Bedroom 1
Spacious double bedroom. Sliding doors to the conservatory.

Conservatory
With double opening patio doors leading to the garden.

Bedroom 2
Spacious double bedroom.

Bathroom
Fitted with a white four piece suite comprising panelled bath tub with electric shower over, shower enclosure, pedestal hand wash basin and wc. Tiled walls. Spot lighting. Heated towel rail.

Driveway
Providing ample off road parking.

Garage
With up and over door, power and lighting.

Gardens
The property is fronted by a low level brick wall and a well kept garden which is paved for ease of maintenance. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries, which has been laid mostly to artificial lawn for ease of maintenance. This beautifully kept garden also benefits from a decked seating area and a useful timber shed.

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

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.

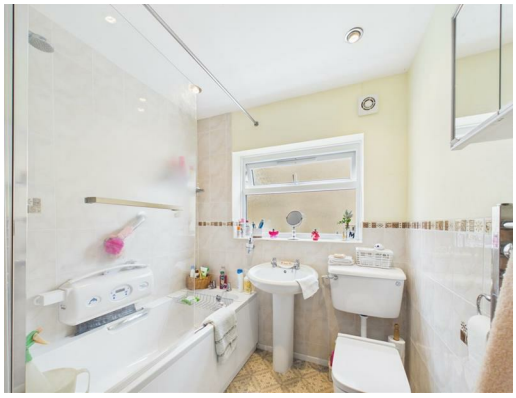
Opening Hours

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.

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.



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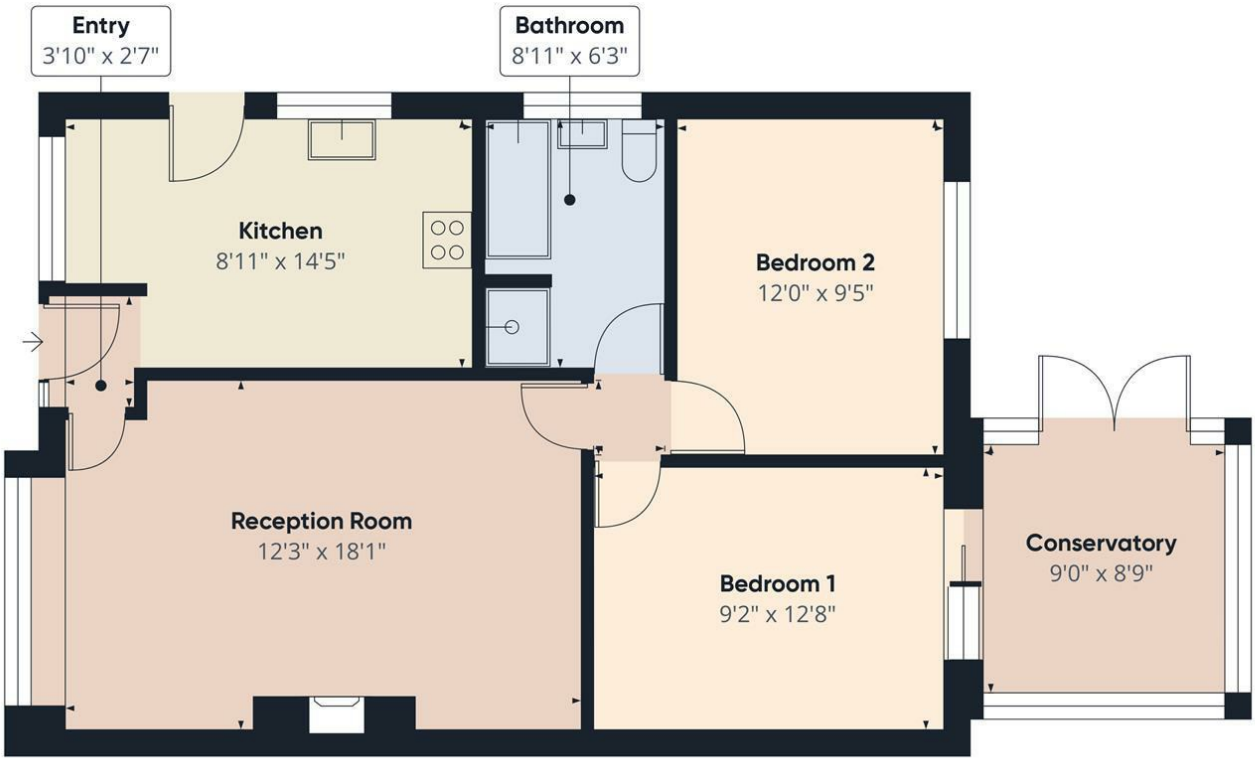

Approximate total area(1)

744 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.

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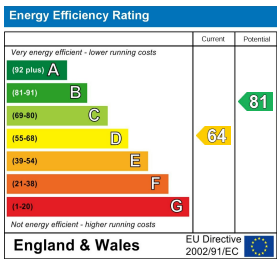
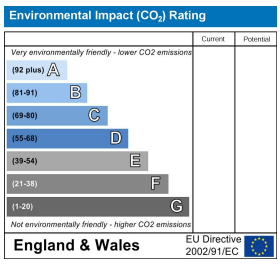
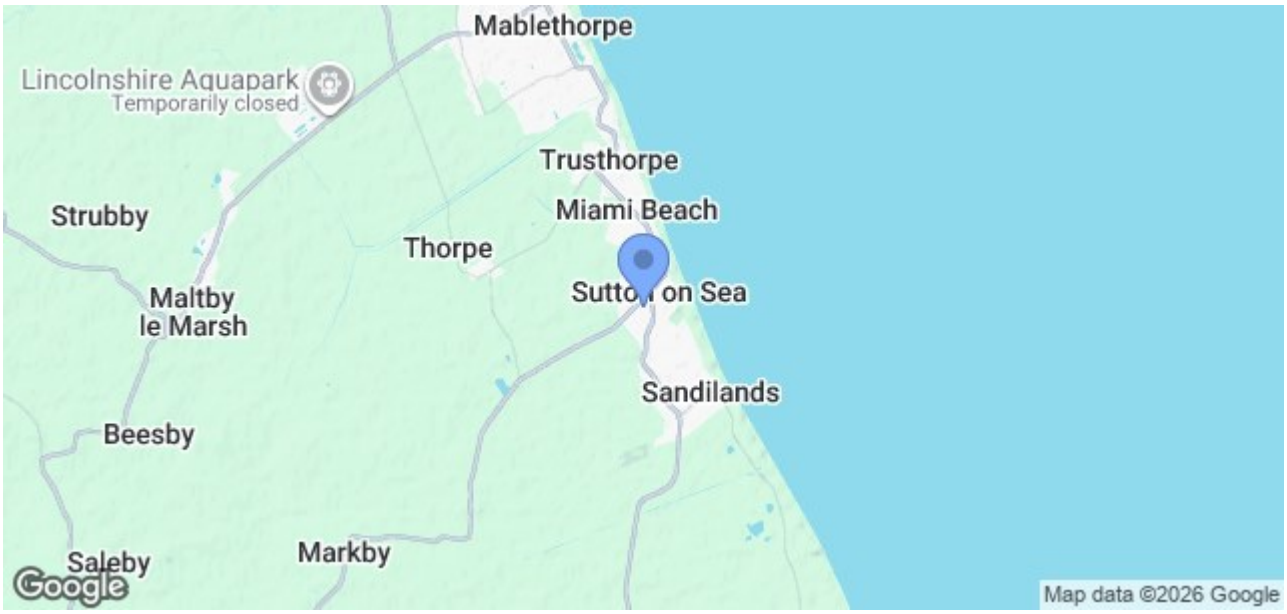
Directions

From our Sutton on Sea office head right along the High Street and turn left at the mini roundabout then take your second right onto Camelot Gardens. Number 97 can be found towards the end of the road after the first right turning which continues around Camelot Gardens.