CHOICE PROPERTIES
Estate Agents

8 Park Road East, Sutton-On-Sea, LN12 2NL

Price £325,000

Welcome to this charming detached house located on Park Road East in the picturesque Sutton-On-Sea. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two modern bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is the convenience of parking for up to four vehicles, ensuring that you and your guests will never have to worry about finding a parking spot. Additionally, the presence of air conditioning throughout the house guarantees a comfortable living environment all year round, no matter the weather outside.

Furthermore, this house is equipped with solar panels and battery storage, offering not only an environmentally friendly energy solution but also potential cost savings on your electricity bills. Imagine the satisfaction of knowing that you are reducing your carbon footprint while enjoying the benefits of sustainable living.

Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and comfort that this house on Park Road East has to offer.

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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The beautifully presented accommodation benefits from a mains gas central heating system, double glazing throughout, solar panels, three air-conditioning units and comprises:

Hallway
5'09" x 3'02" extending to 5'08" x 11'08"
Front door leading into the hallway with stairs to the first floor and doors to:

Reception Room/Dining Room
11'11" x 23'01"
Light and airy reception room with a bay window to front aspect and fitted with an air-conditioning unit, a built in TV media wall and a uPVC door to the garage.

Store Room
15'10" x 8'01"
With a rear pedestrian uPVC door, power and lighting. Please note, before the conversion from the original garage was made, the original garage door externally was left in place, and has been boarded over internally.

Kitchen
11'11" x 11'10"
Fitted with a range of stylish wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, integrated electric oven and microwave, four ring gas hob with extractor hood over, integrated dishwasher, kickboard spot lighting, inset spot lighting and the kitchen also features a cupboard housing the wall mounted combination boiler; supplying both the central heating and hot water systems.

Sitting Room
15'00" x 8'07"
With double aspect windows, an air-conditioning unit, built in TV media wall and a door to the rear garden.

Rear Lobby
3'02" x 5'02"
Rear door to the garden and doors to:

Pantry
2'11" x 6'04"
With shelving and the panty also houses the wall mounted consumer unit as well as the controls and battery storage for the solar panels.

Shower Room
7'04" x 6'00"
Fitted with a three piece suite comprising a large shower cubicle with mains fed shower over, square hand wash basin with mixer tap; built into vanity and WC with cistern lever, tiled walls, extractor fan, heated towel rail and inset spot lighting.

Bedroom 1
11'09" x 11'09"
Spacious double bedroom with fitted wardrobes with sliding doors.

Shower Room
5'07" x 8'02"
Fitted with a three piece suite comprising a large shower cubicle with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, part tiled walls and an extractor fan.

Landing
5'09" x 13'09"
With a fitted air-conditioning unit and access to the eaves for storage.

Bedroom 2
12'03" x 13'09"
Spacious double bedroom with fitted wardrobes.

Bedroom 3
9'01" x 10'07"
Spacious double bedroom with fitted wardrobes and a fitted desk.

WC
4'07" x 2'10"
Fitted with a WC with dual flush button and integrated hand wash basin with mixer tap.

Driveway
Block paved driveway providing off road parking for several vehicles.

Garden
To the rear of the property you will find a privately enclosed garden, free of maintenance; laid with artificial grass as well as an area laid to lawn with timber fencing to the boundaries. The garden further benefits from a variety of outside stores dotted around the garden; including a two concrete outside stores with plumbing for a washing machine and space for utilities - doubling up and as outside utility area. The rear garden additionally features an exclusive hot tub, which will be staying as part of the sale as well an undercover seating area, which has recently been block paved; providing the ideal space for outdoor dining or entertaining.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

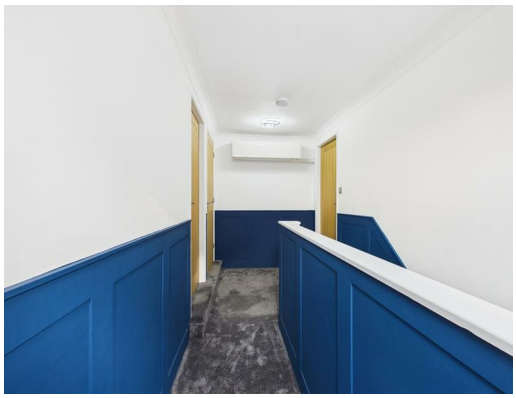
Opening hours
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

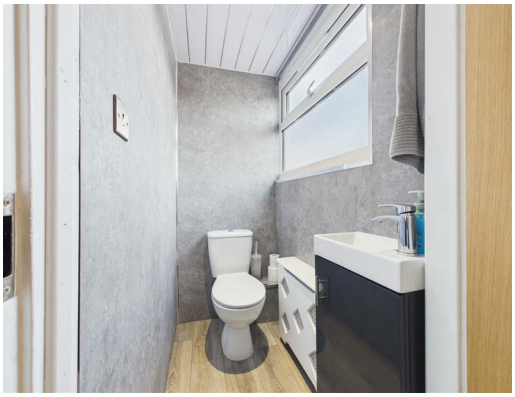
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

Floor 1

Approximate total area(1)

1397 ft²

Reduced headroom

25 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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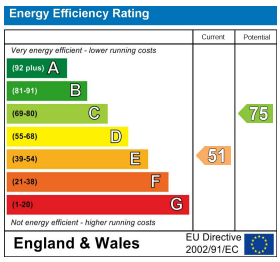
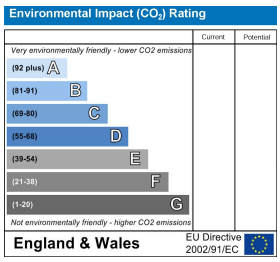
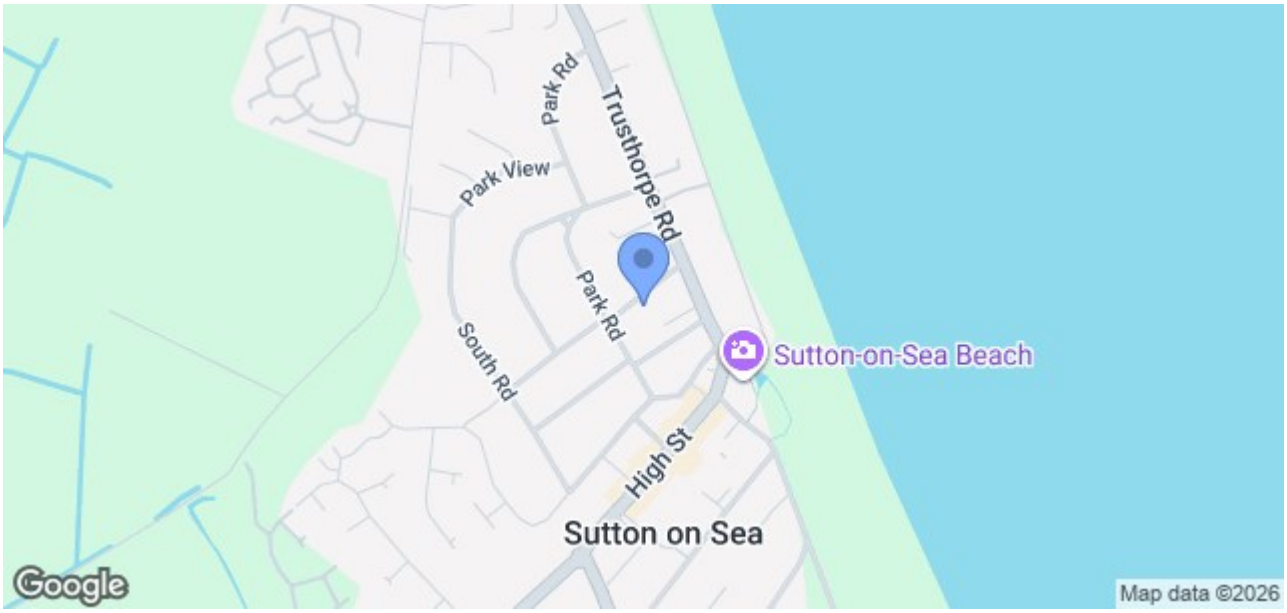
Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue, then immediately left on to Park Road. Park Road East is the second turning on the right hand side.