



# CHOICE PROPERTIES

*Estate Agents*

Saints The Bungalow Highgate Lane,  
Sutton-On-Sea, LN12 2LJ

Price £245,000



Choice Properties are delighted to bring to the market this one bedroom bedroom detached bungalow with two reception rooms, conservatory, Garage and STATIC CARAVAN. The property is located in a fantastic position only a short walk from the beach and local amenities. Early viewing is advised.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the well presented accommodation consists of:

**Front entrance door to:**

**Hall**

15'3" x 3'4"

2 radiators. Loft access. Thermostat control for the central heating.

**Lounge**

15'3" x 13'11"

Electric fire set in feature stone surround incorporating T.V. standing. 2 Radiators. Centre lighting.

**Bedroom**

15'3" x 13'9"

Radiator. Gas combination boiler which supplies the central heating and hot water. Electric consumer unit.

**Shower Room**

9'7" x 4'0"

Large shower enclosure with mixer shower with electric shower, wash hand basin and w.c. Radiator. Part tiled walls. Storage cupboard.

**Dining Room**

14'6" x 9'9"

2 radiators. Electric storage heater. Open plan leading through to Kitchen.

**Conservatory**

7'10" x 10'6"

Sliding patio doors leading out to the rear garden.

**Kitchen**

6'4" x 10'6"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Programmer controls for the central heating.

**Utility Area**

6'4" x 6'0"

**Driveway**

Two driveways with rubber compound drive and double length carport.

**Garage**

15'9" x 9'1"

With up and over garage door. Side access door. Power and lighting.

**Gardens**

The well maintained gardens are laid to lawn with flower beds and borders. There are several patio areas with enclosed and covered spaces.

**Static Caravan**

Tidy and well presented two bedroom static caravan with double glazing and gas central heating.

**Tenure**

Freehold

## **Council Tax**

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 A

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

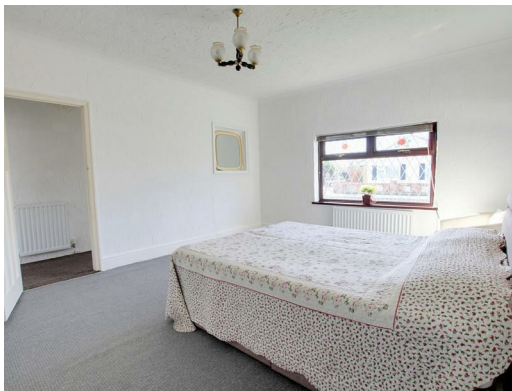
## **Opening Hours**

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

## **Making an offer**

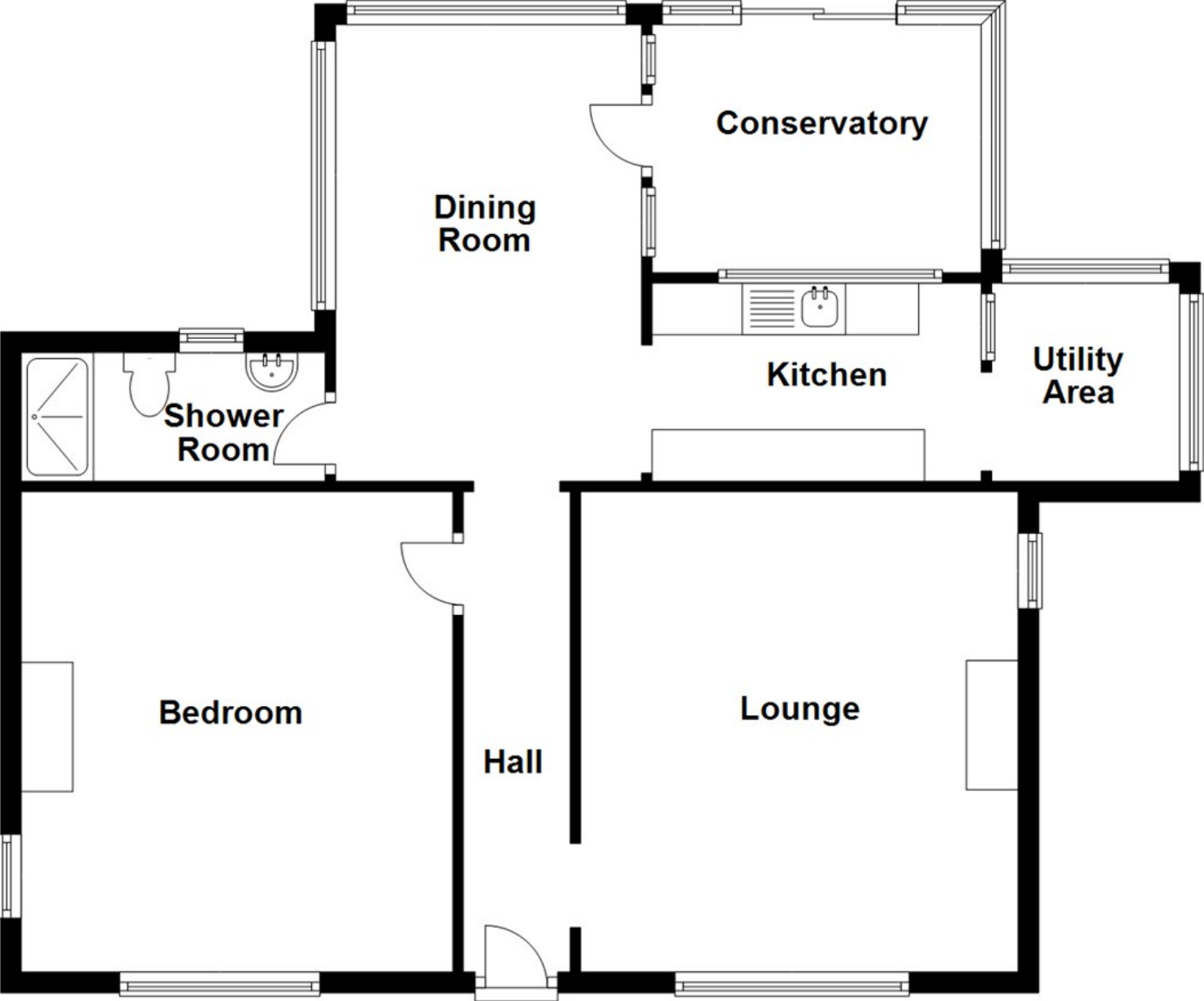
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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 office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Now take your next left hand turn on to Highgate Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			49
(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	

