CHOICE PROPERTIES
Estate Agents

25 Harding Close, Sutton-On-Sea, LN12 2NB

Price £229,950

Choice Properties are delighted to bring to the market this most spacious newly refurbished two bedroom detached bungalow located in a quiet residential position, within close proximity to both the beaches and local amenities at Sutton on Sea. Offering generously proportioned room sizes, ample off road parking and garden space; early viewing is advised to avoid missing out!

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
naea | propertymark PROTECTED

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Hallway
13'0" x 2'7"
Front uPVC door leading into the 'L' shaped hallway with inset spot lighting, loft access, a built in storage cupboard housing a 360deg Reolink 4k CCTV system and doors to:

Reception Room
11'10" x 18'3"
Abundantly light and bright reception room, benefiting from sliding patio doors to the rear garden and fitted with inset spot lighting and a TV aerial.

Kitchen
9'10" x 8'0"
Brand new stylish kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with glass splashback and angled extractor hood over, integrated oven, new fridge freezer, washing machine and dishwasher. Finished with inset spot lighting and a side uPVC door.

Bedroom 1
11'9" x 9'8"
Double bedroom fitted with a TV aerial and inset spot lighting.

Bedroom 2
11'8" x 8'0"
Double bedroom fitted with inset spot lighting.

Separate WC
2'9" x 4'5"
Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity, laminate flooring and inset spot lighting. The WC also houses the recently renewed wall mounted consumer unit.

Bathroom
5'7" x 6'6"
Comprising a panelled bath tub with mixer taps and double shower head attachment, hand wash basin with mixer tap; built into vanity, partly mermaid boarded walls, inset spot lighting, shaver point, a heated towel rail, laminate flooring and a built in airing cupboard, housing the new wall mounted combination boiler; supplying both the central heating and hot water systems.

Garden
To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, mostly laid with shingle for ease of maintenance. The rear garden additionally benefits from a paved patio seating area, providing the ideal space for outdoor dining and entertaining as well as an area housing a 'Lay-Z Spa', perfect for those who enjoy time in the garden to unwind.

Driveway
Blocked paved driveway leading up to the property, also fitted with an EV Ohme 7KW charger.

Garage
20'4" x 8'0"
With an up and over door, side pedestrian door, rear uPVC window, power and lighting.

Other
The property has had all the electrics upgraded and is also ready to receive Green Technologies such as Solar Panels and Air Source Heat Pumps.

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.

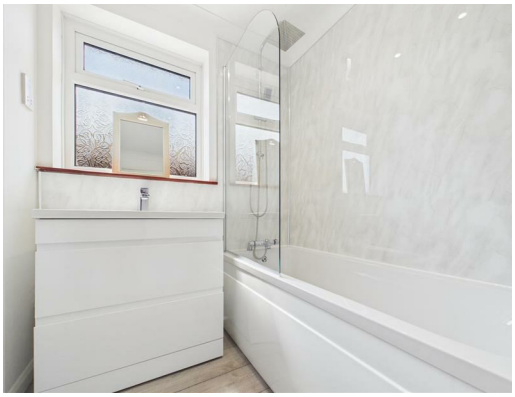
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Tenure
Freehold

Viewing Arrangements
Call Choice Properties on 01507 443777 to arrange a viewing.

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.



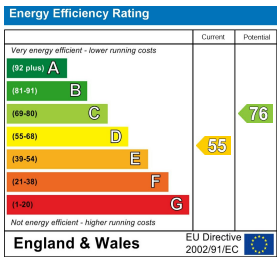
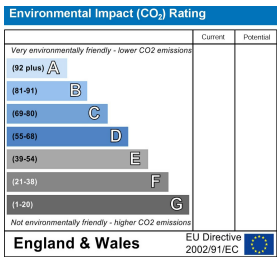
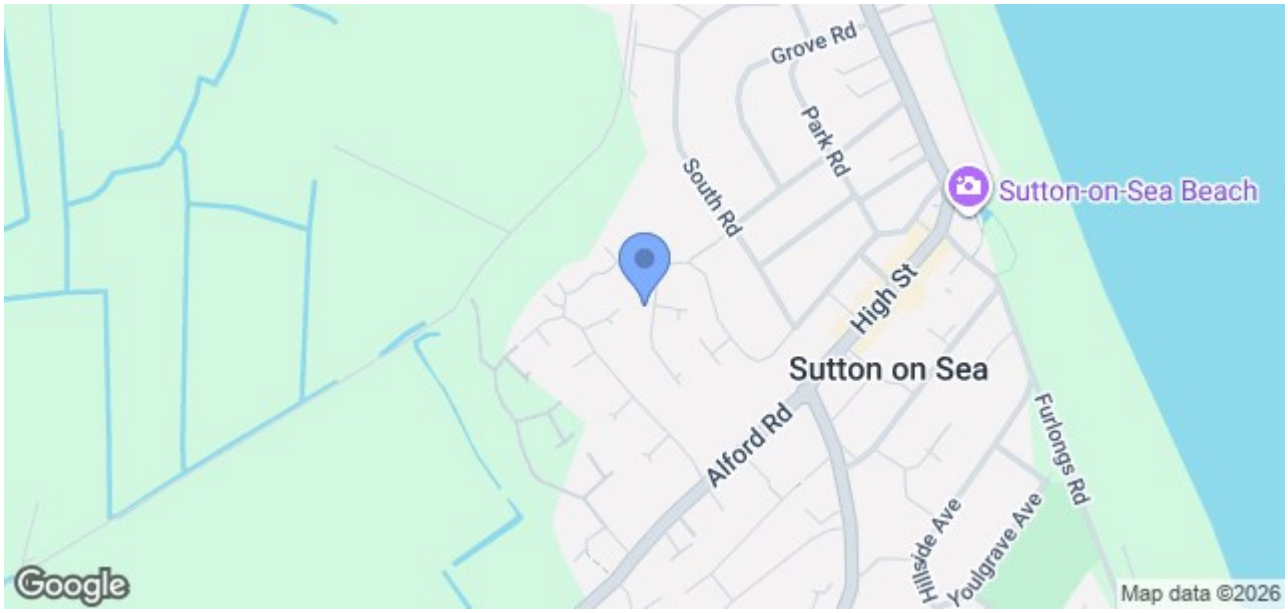
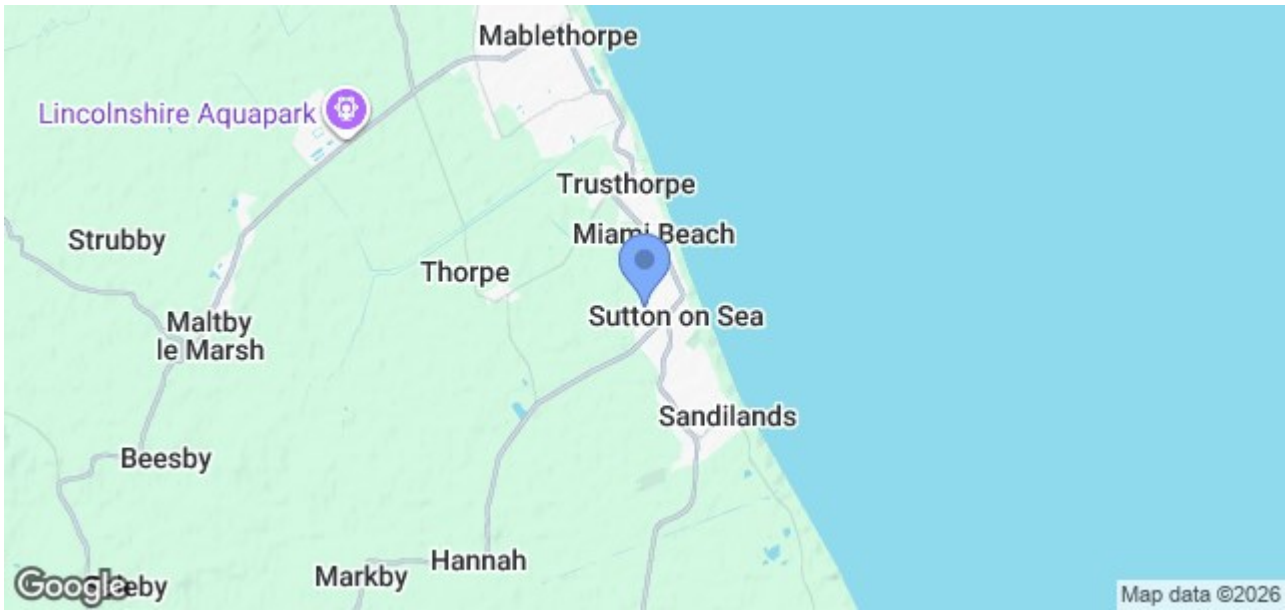
Approximate total area[1]

827 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 Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Take your third left, just after the left hand bend, on to Harding Close and number 25 can be found about half way along on your right hand side.