



# CHOICE PROPERTIES

*Estate Agents*

Bethbirei Huttoft Road,  
Sutton-On-Sea, LN12 2QZ

Price £399,950



Nestled on Huttoft Road in the charming coastal village of Sandilands, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this spacious property is ideal for those seeking a tranquil retreat by the sea.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts not one, but two conservatories, allowing for an abundance of natural light and a seamless connection to the outdoors. These versatile spaces can be enjoyed year-round, whether for leisurely afternoons or as a peaceful reading nook.

The private gardens surrounding the property offer a serene escape, providing ample space for gardening enthusiasts or simply enjoying the fresh air. The large driveway ensures that parking is never a concern, accommodating multiple vehicles with ease.

With the additional benefit of gas central heating and UPVC double glazing throughout, the well proportioned interior comprises:-

## **Front entrance door to:**

### **Entrance Hallway**

23'9" x 5'

Radiator. Access to the loft area. Thermostat control for the central heating. Airing cupboard housing the 'Worcester' gas combination boiler which supplies the central heating and hot water.

### **Lounge**

20'2" x 12'

Gas fire set in feature stone surround. Wall lighting. 2 radiators. Patio doors to the Conservatory and Sun Room.

### **Conservatory**

15'8" x 11'5"

Wall mounted heater/cooler. Tiled floor. Double doors leading out to the rear patio.

### **Sun Room**

14' x 7'

Tiled floor. Double doors to the rear.

### **Kitchen**

12'8" x 11'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and hob. Integrated fridge freezer. Programmer controls for the central heating. Radiator. Tiled floor. Part tiled walls. Plumbing for washing machine. Rear door.

### **Cloakroom W.C.**

5'6" x 4'11"

W.C. and wash hand basin. Fully tiled walls. Radiator.

### **Bedroom 1**

17'3" x 10'2"

Radiator. Fitted wardrobes with dresser unit.

### **Bedroom 2**

13' x 12'9"

Radiator.

### **Bathroom**

12'9" x 7'1"

With four piece suite which consists of a panelled bath, shower enclosure with electric shower, wash hand basin and w.c. Fully tiled walls. Radiator.

### **Large Driveway**

Spacious driveway with ample parking for several vehicles.

### **Garage**

24'10" x 9'11"

Single detached garage. Brick built. Up and over garage door. Personal door to the side. Power and lighting.

### **Gardens**

Lawned front garden. Gated side access. Privately enclosed garden to the rear which is also laid to lawn.

## **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 D.

## **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.







Approximate total area<sup>m</sup>  
1291 ft<sup>2</sup>

(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

Floor 0 Building 1

# Directions

From our Sutton on Sea office turn right and at the mini-roundabout take the first exit to continue on the A52. After the turning for Sandilands on your left hand side, Bethberei will be on your left hand side.

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

