



CHOICE PROPERTIES

Estate Agents

33 Crabtree Lane,
Sutton-On-Sea, LN12 2RT

Price £350,000



It is a pleasure for Choice Properties to bring to the market this exceptional and extensive three bedroom (1 en-suite) detached bungalow, situated in the most sought after location and presented to an immaculate standard throughout. This stunning bungalow further benefits from two reception rooms, car port, driveway with garage and attractive and generous plot to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Front entrance hall

8'0" x 8'5"

Entrance via uPVC double glazed front entrance door, radiator, double opening doors leading to:-

Hallway

3'5" x 11'11"

Loft access, radiator, doors leading to:-

Open plan Kitchen/ Diner

10'2" x 33'3"

Fitted with a modern range of wall and base units with complimentary worksurfaces over, one and half bowl stainless steel sink and drainer, integrated double cooker, space for fridge/freezer, plumbing for a washing machine and dishwasher, partly tiled walls, wall mounted 'Ideal' combination boiler, featured skylight window, ample space for a dining table, uPVC double glazed featured bi-fold doors leading into the conservatory. Radiator, double opening doors leading into:-

Reception Room

11'11" x 17'8"

Light and airy reception room featured with an electric fireplace, bi- fold doors leading to the conservatory, TV Aerial point, radiator.

Conservatory

21'6" x 13'2"

Spacious conservatory with pitched roof, uPVC double glazed windows, French uPVC double glazed patio doors to the rear aspect leading out into the garden, integral door leading into the garage, pedestrian door to the side aspect leading to a separate seating area overlooking views of the garden.

Bedroom 1

11'10" x 12'2"

Remarkably spacious double bedroom, wardrobe and dressing table space, uPVC double glazed sliding patio doors, radiator, door to:-

Dressing Room

11'10" x 6'5"

With uPVC double glazed window, wardrobe space, radiator, door to:-

En-suite Shower Room

7'2" x 5'2"

Fitted with a stylish three piece suite comprising large walk in shower cubicle with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., chrome heated towel rail, mermaid board to the splash backs, uPVC double glazed window.

Bedroom 2

11'8" x 14'1"

Spacious double bedroom with uPVC double glazed window, wardrobe and dressing table space, radiator.

Bedroom 3

11'11" x 11'11"

Spacious double bedroom with uPVC double glazed bay window, radiator. telephone point.

Bathroom

8'7" x 8'10"

Fitted with a modern four piece suite comprising panelled bath with mixer tap, large walk in shower with mains shower over, wash hand basin set into featured vanity unit with mixer tap, dual flush w.c., chrome heated towel rail, mermaid board to the splash backs, tiled flooring, extractor fan.

Driveway

Paved driveway providing a car port, off road parking for multiple vehicles.

Garage/Garden room

11'7" x 28'7"

With electric roller door, power and lighting, extra appliance space, extended into garden room/office, uPVC double glazed pedestrian door to the side aspect.

Garden

The property stands proudly upon a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features an abundance of established plants, trees and shrubbery throughout. The garden also features raised beds, featured pond, useful timber storage shed and Greenhouse. There is a raised decked area with featured Pergola above creating the perfect seating area for outdoor dining. There is a further seating area which is covered with polycarbonate roof which can be access via the garden and also leads into the conservatory.

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.

Viewing arrangements

By appointment through Choice Properties Mablethorpe on 01507 472016.

Tenure

Freehold.

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.

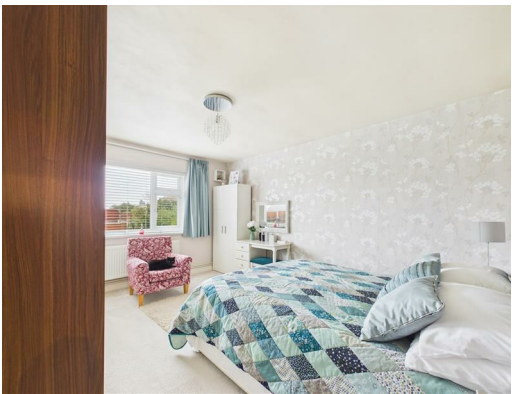
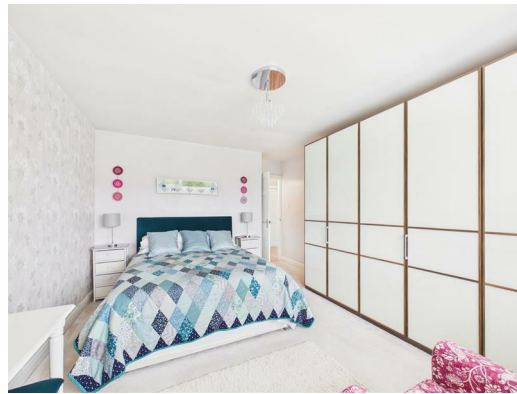
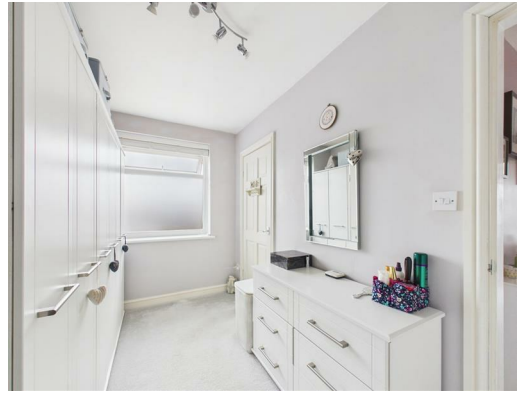
Opening hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

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Approximate total area^m
1907 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, continue along in the direction of Sandilands. Continue down the A52 following this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side. Number 33 is just a short distance on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

