



# CHOICE PROPERTIES

## *Estate Agents*

18 Park View,  
Sutton-On-Sea, LN12 2NT  
Reduced To £267,000



It is a pleasure for Choice Properties to introduce to the market this most immaculately presented two bedroom detached bungalow in the ever sought after, quiet position on Park View in Sutton on Sea. A charming bungalow, that sits in a convenient location being only moments from the beaches and local amenities of Sutton on Sea, that offers a generously proportioned layout throughout; benefiting from two double bedrooms as well as ample living space. Having undergone a number of tasteful renovations, the current vendors have brought the property back to life, adding a modern touch to this now well presented interior. Early viewing is most certainly advised.

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

### **Hallway**

10'03" x 3'07"

Front uPVC door leading into the L-shaped hallway, featuring loft access with a ladder, the wall mounted 'Center' thermostat, a built in storage cupboard and doors to:

### **Kitchen/Diner**

14'03" x 11'11"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring 'Bosch' ceramic hob with stainless steel extractor hood over, integrated 'Bosch' electric oven, space for both under-counter fridge and a freestanding fridge/freezer, ample space for a dining table, tiled flooring and a telephone point. Sliding patio door to:

### **Conservatory**

7'10" x 9'07"

Benefiting from double aspect windows, and fitted with double opening 'French' doors to the garden, an apex polycarbonate roof, tiled flooring, wall lighting and a door to the garage.

### **Reception Room**

15'09" x 12'10"

Light and airy reception room benefiting from double aspect windows including a bow window to front aspect, and fitted with an electric feature fireplace set in a feature surround, TV aerial and telephone point.

### **Utility Area/WC**

5'02" x 8'09"

Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps, space for a freestanding tumble dryer and plumbing for a washing machine. The utility area/WC also houses the wall mounted consumer unit as well as the wall mounted 'Ideal' combination boiler; approximately four years old and supplying both the central heating and hot water systems.

### **Bedroom 1**

11'10" x 11'10"

Spacious double bedroom.

### **Bedroom 2**

12'01" x 10'10"

Double bedroom fitted with a TV aerial.

### **Bathroom**

7'02" x 6'05"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

17'05" x 9'04"

Fitted with an up and over door, power and lighting, outside tap and benefiting from a newly fitted fibre glass roof.

## **Garden**

The property is fronted by a well tended garden laid to lawn. To the rear of the property you will find a privately enclosed garden, laid with paving slabs; for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features planter beds to the boundaries; displaying an array of maintained and well established plants and shrubs.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 together with a current utility bill. 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.

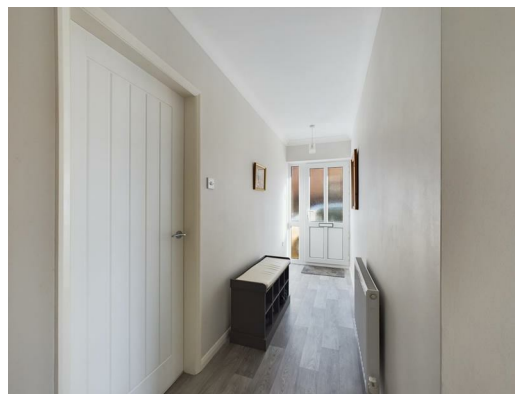
## **Council tax band**

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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

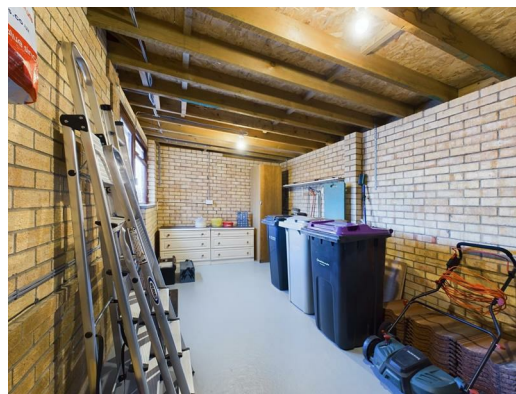
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.













Approximate total area<sup>(1)</sup>  
1108.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road, now take your next right on to Park View and then your second right. Number 18 can be found towards the bottom of the road on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

