CHOICE PROPERTIES

Estate Agents

48 Hillside Avenue, Sutton-On-Sea, LN12 2JH

Reduced To £279,000

Choice Properties are pleased to present this generously proportioned three bedroom (one en-suite) detached bungalow, situated in the popular residential road of Hillside Avenue, only a short walk to both the award winning beaches and local amenities at Sutton on Sea. Offered with no onward chain, the charming bungalow presents an easy to maintain garden, garage and driveway, and so early viewing is most certainly advised.

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
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The beautifully maintained accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch
Front uPVC door leading into the entrance porch with triple aspect windows, tiled flooring and a uPVC door to the:

Entrance Hall
4'10" x 6'08"
With doors to:

Kitchen
9'07" x 12'09"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, ample space for a small dining table, tiled flooring and partly tiled walls, side uPVC door and a built in cupboard housing the wall mounted consumer unit as well as the wall mounted 'Vaillaint' condensing boiler.

Reception Room / Dining Room
21'10" x 12'04"
Light and airy space benefiting from dual aspect windows including a bow window to front aspect, and fitted with a gas fire, set in a tiled surround with wooden mantle, TV aerial, ample space for a dining table and the wall mounted thermostat.

Hallway
3'01" x 16'03"
Featuring a built in airing cupboard housing the hot water cylinder, access to the loft and doors to:

Bedroom 1
12'11" x 9'00"
Spacious double bedroom with an array of fitted wardrobes, TV aerial and door to the:

En - suite Shower Room
6'04" x 3'00"
Fitted with a three piece suite comprising a shower enclosure with sliding door and electric 'Triton T80 Easi Fit+' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls and a 'Monsoon' extractor fan.

Bedroom 2
8'00" x 8'11"
Double bedroom with a TV aerial and double opening 'French' doors to the rear garden.

Bedroom 3
8'02" x 12'03"
Double bedroom.

Shower Room
8'01" x 5'04"
Set out in a wet room design with electric 'Mira Sport' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled; part mermaid boarded walls, shaver point, wall mounted 'Dimplex' heater and an extractor fan.

Utility Room
4'09" x 10'01"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine, tiled flooring and partly tiled walls, rear uPVC door to the garden and a door to the:

Garage
9'02" x 18'10"
With an electric powered up and over door, rear uPVC door to the garden, power and lighting.

Garden
To the rear of the property you will find a privately enclosed garden paved and laid with shingle for ease of maintenance with timber fencing to the boundaries. There is a range of raised planter beds, displaying a variety of vibrant and well established trees, plants and shrubs. The rear garden additionally benefits from a timber summerhouse.

Driveway
Providing off road parking.

Tenure
Freehold.

Viewing Arrangements
By appointment through Choice Properties on 01507 443777.

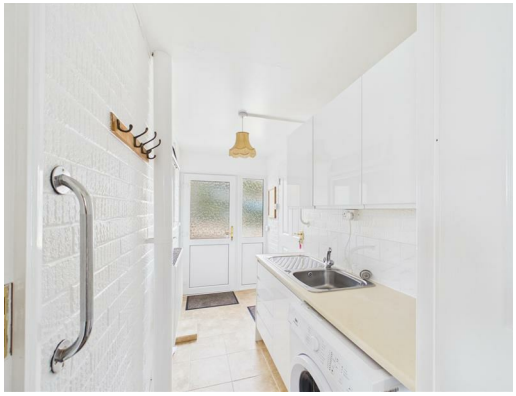
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

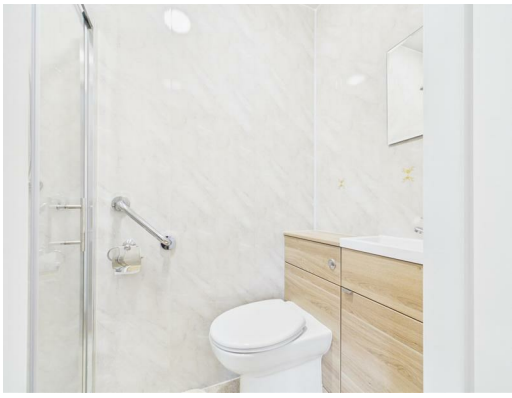
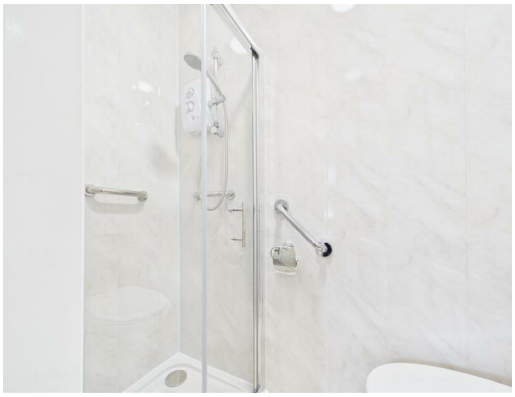
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

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.

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)

1051 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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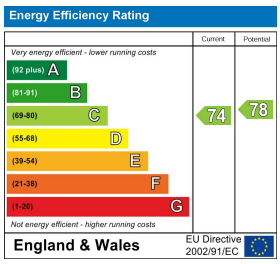
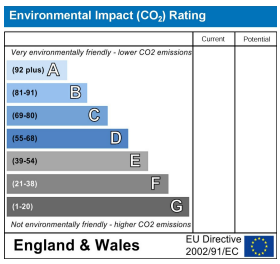
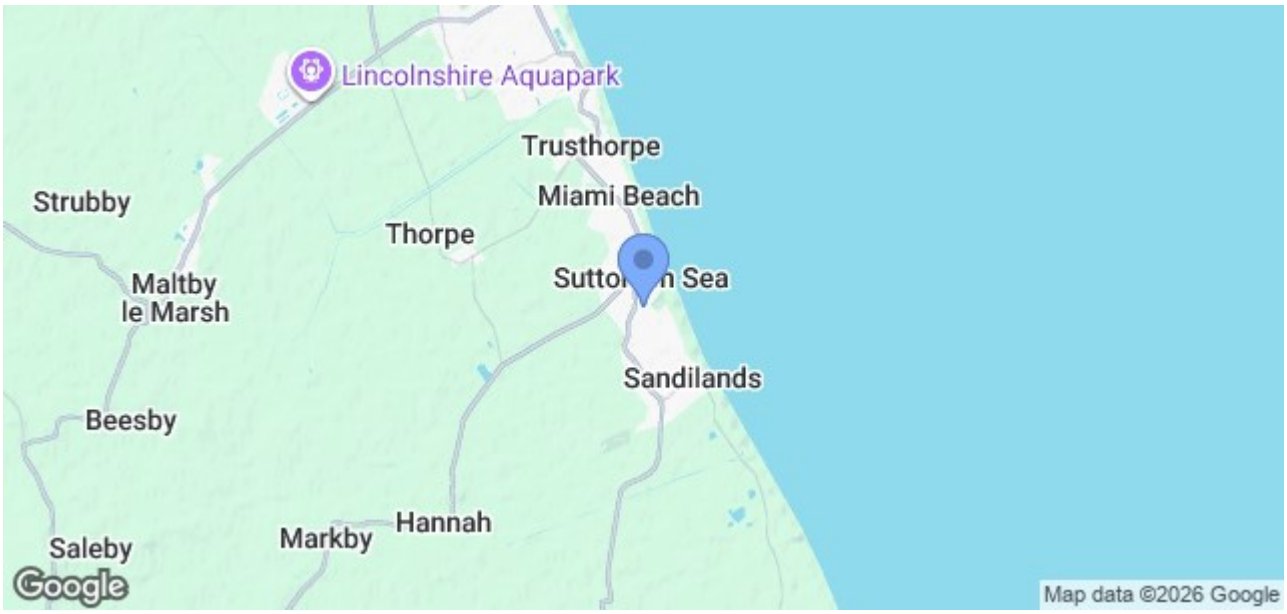
Directions

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st first right onto York Road, then take your 2nd right into Hillside Avenue. Number 48 can be found a short way along on your left hand side.