CHOICE PROPERTIES

Estate Agents

Braemar Cottage Braemar Road, Sutton-On-Sea, LN12 2TP

Offers Over £265,000

Choice Properties are pleased to offer for sale this most spacious three bedroom detached bungalow, conveniently located only a short walk from the local amenities and golden sandy beaches of Sutton on Sea. Offering a generously proportioned accommodation, privately enclosed garden and further offered with no onward chain, early viewing is most certainly advised.

Benefiting from a gas mains central heating system, the abundantly light and bright accommodation comprises:-

Entrance Hall
5'04" x 9'07" extending to 10'11" x 5'04"
uPVC front door leading into the 'L' shaped entrance hall fitted with the wall mounted thermostat, a telephone point, an airing cupboard housing the hot water cylinder and a double storage cupboard with space for coats and shoes. Door to:

Reception Room
12'09" x 16'11"
Light and airy reception room benefiting from an angled bay window as well as sliding patio doors to the garden. The reception room is further fitted with a gas fireplace set in a marble effect surround and hearth and a TV aerial.

Kitchen/Diner
12'08" x 17'01"
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, four ring gas hob with extractor hood over, double electric 'Ignis' oven, space for a freestanding fridge/freezer, space for a freestanding under counter fridge/freezer, partly tiled flooring, ample space for a dining table, sliding patio doors to the garden and a door to:

Utility Area
6'00" x 9'08"
Providing space and plumbing for a washing machine with worktop over, tiled flooring, rear uPVC door to the garden and the utility area also houses the wall mounted 'Ideal Logic +' condensing boiler. Door to:

Garage
16'10" x 9'10"
With an up and over door, frosted side window, power and lighting and loft access. The garage also houses the wall mounted consumer unit.

Bedroom 1
13'06" x 10'10"
Spacious double bedroom with ample fitted wardrobes and a door to:

En-suite Shower Room
7'09" x 3'08"
Fitted with a three piece suite comprising a shower cubicle with an electric 'Creda Vitality' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls and an extractor fan.

Bedroom 2/Dining Room
11'00" x 12'10"
Double bedroom that is currently utilised as a dining room with wall lighting.

Bedroom 3
10'10" x 11'11"
Double bedroom fitted with four double wardrobes.

Bathroom
7'09" x 8'06"
Fitted with a three piece suite comprising comprising a bath tub with single hot and cold taps, hand wash basin with single hot and cold taps; built into vanity and a WC with cistern lever, tiled flooring, tiled walls, shaver point and a 'Manrose' extractor fan.

Driveway
Block paved driveway providing off road parking.

Garden
The property is fronted by a low levelled bricked wall, enclosing a garden which is laid to lawn.

To the rear of the property you will find a privately enclosed and low maintenance garden; mostly laid with block paving and shingle with timber fencing to the boundaries. From Braemar Road there are double opening timber gates that lead to the rear so that the garden could double up as further off road parking.

Tenure
Freehold.

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

Opening Hours
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 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 D.

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)

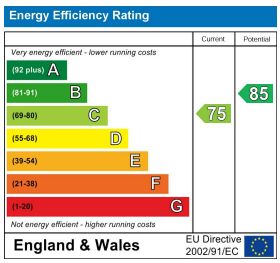
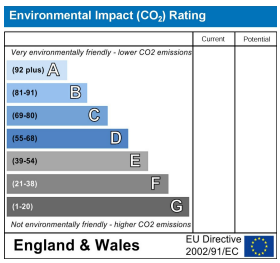
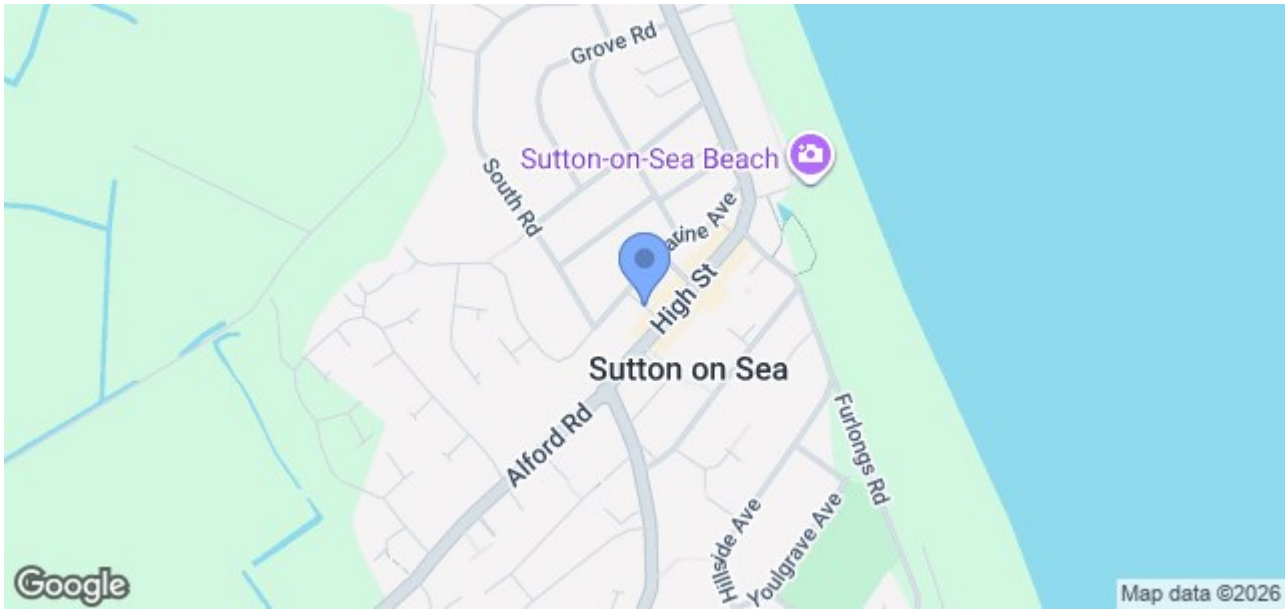
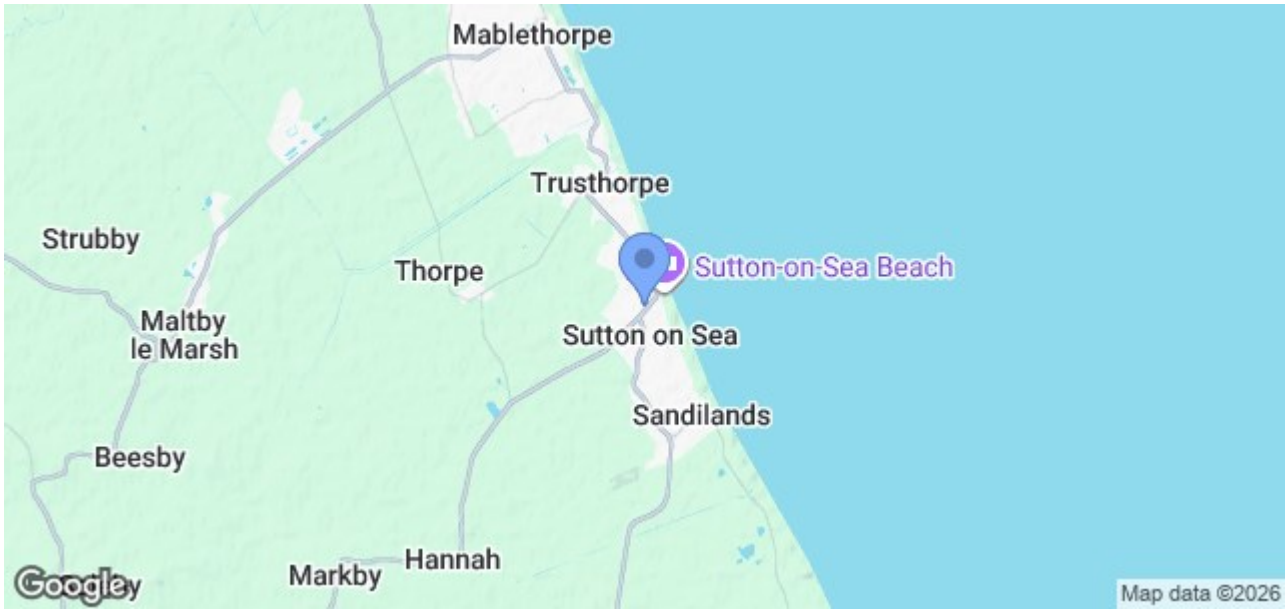
1326.44 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Directions

From our Sutton on Sea office follow the High Street along and take a right onto Braemar Road, the one way road, where you will find the property on your right hand side towards the end of the road.