



CHOICE PROPERTIES

Estate Agents

4 Mew Gull Drive,
Sutton-On-Sea, LN12 2FD

Price £289,950



Choice Properties are delighted to bring to the market this exceptional and immaculately presented two bedroom detached bungalow situated in the most sought after location, perfectly positioned just a short distance from the town centre and beautiful beaches. The property further benefits from driveway with garage and privately enclosed garden. Early viewing is highly advised!

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

Hallway

20'4" x 3'9"

Enter via uPVC double glazed entrance door, L-shaped hallway, loft access, telephone point.

Kitchen/Dining room

16'10" x 12'0"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and half bowl resin sink unit with drainer and mixer tap, integral double cooker, four ring hob, space for fridge/freezer, plumbing for a washing machine and dishwasher, space for a tumble dryer, partly tiled walls, uPVC double glazed window, space for a dining table, French uPVC double opening patio doors leading into the garden.

Reception room

17'9" x 13'7"

Spacious and abundantly light reception room, uPVC double glazed dual aspect windows, gas fire set into featured surround, TV Aerial point.

Bedroom 1

10'11" x 11'6"

Spacious double bedroom, uPVC double glazed window, built in bed frame surround with wardrobes and cupboards, door to:-

En-suite shower room

5'6" x 5'9"

Fitted with a three piece suite comprising corner shower cubicle with mains shower over, pedestal wash hand basin with single taps, w.c., fully tiled splash backs.

Bedroom 2

11'0" x 13'8"

Spacious double bedroom, uPVC double glazed window, built in wardrobes and bed frame surround with wardrobes and cupboards.

Bathroom

5'9" x 7'9"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, w.c., tiled splash backs, extractor fan.

Driveway

Paved driveway providing off road parking.

Garage

With electric roller door, power and lighting, pedestrian door to the side aspect, wall mounted combination boiler.

Garden

The property sits proudly upon well tended gardens which are privately enclosed with timber fencing to the boundaries. The garden is partly laid to lawn and partly laid with slate chippings and features a variety of established plants, trees and shrubbery throughout. There is a useful timber storage shed included in the sale. Gates to the side of the bungalow provide access to the front of the property.

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.

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.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

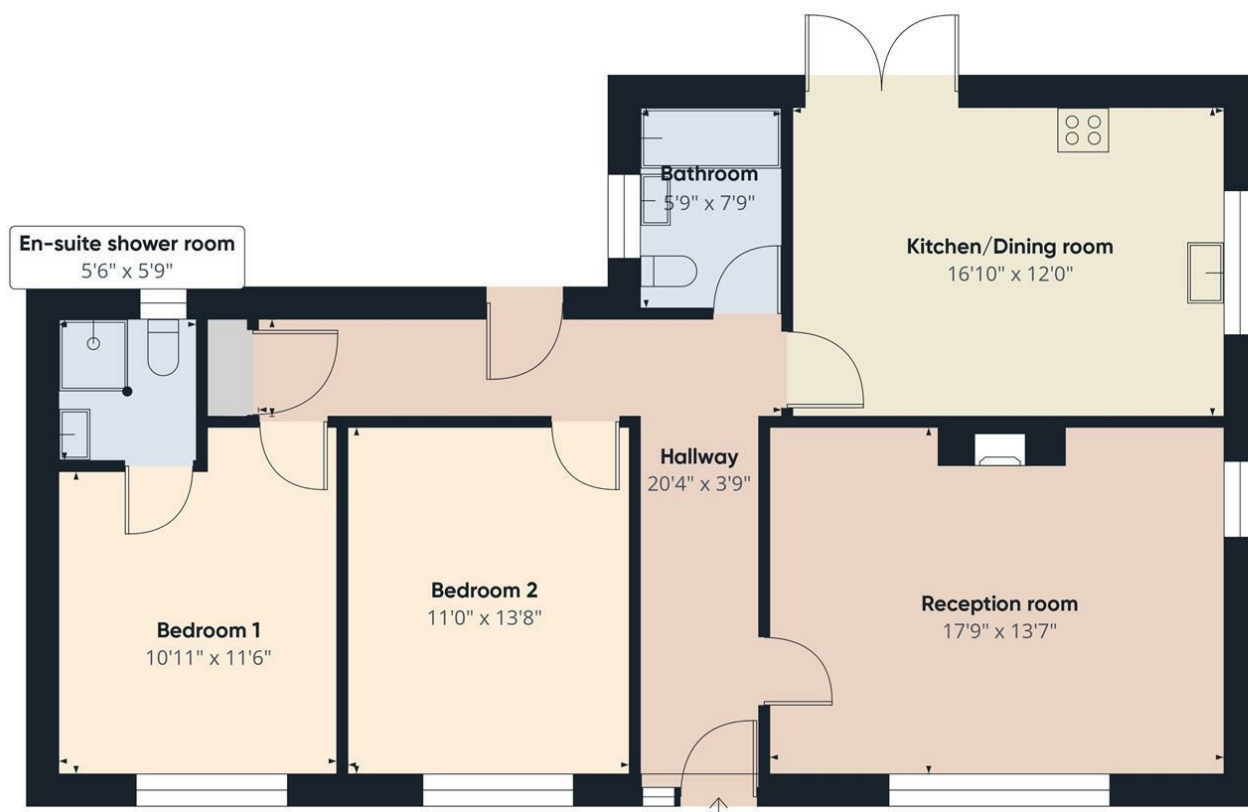
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm.

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^m
971 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.

GIRAFFE360

Directions

From our Sutton on Sea office, turn left at the mini roundabout and continue along until you pass the Church on your left hand side. The next turn on your left is Henshaw Avenue and Mew Gull Drive is the first right hand turn off this road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

