



CHOICE PROPERTIES

Estate Agents

63 Camelot Gardens,
Sutton-On-Sea, LN12 2HP
Reduced To £247,500



It is a pleasure for Choice Properties to bring to the market this fantastic two bedroom detached bungalow, situated in the sought after Camelot Gardens, just moments away from the local amenities and golden sandy beaches. Boasting privately enclosed and well kept gardens as well as off road parking, this is not one to be missed? Early viewing is recommended.

Benefitting from electric heating and uPVC double glazing throughout, this abundantly light and bright internal accommodation comprises:

Entry

2'7" x 8'5"

uPVC front entrance door.

Living Room

18'10" x 9'6"

Light and airy reception room with electric fire set in feature surround. Bay window to the front. TV aerial point.

Dining Room

8'3" x 8'11"

Ample space for dining table and chairs. Telephone point.

Kitchen

11'4" x 8'4" extending to 8'4" x 7'3"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, plumbing for a washing machine, cooker point with extractor over. Space for freestanding fridge/freezer. Part tiled walls.

Sunroom

11'10" x 5'3"

Spot lighting. Double opening patio doors to the garden.

Lobby

2'6" x 6'1"

Loft access. Airing cupboard housing the hot water cylinder.

Bedroom 1

12'3" x 10'0"

Spacious double bedroom with built in wardrobes.

Bedroom 2

9'4" x 8'1"

Double bedroom. Built in wardrobe.

Bathroom

6'8" x 5'0"

Fitted with shower enclosure with electric 'Triton' shower over, hand wash basin with taps over, wc. Part tiled walls.

Driveway

Providing off road parking.

Garage

14'7" x 7'10"

With up and over door and side door.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features an attractive paved patio area.

Tenure

Freehold.

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 B.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

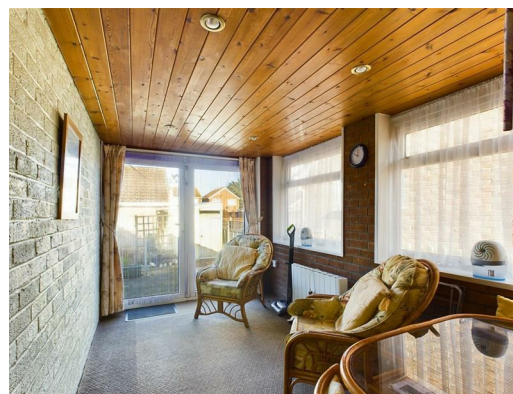
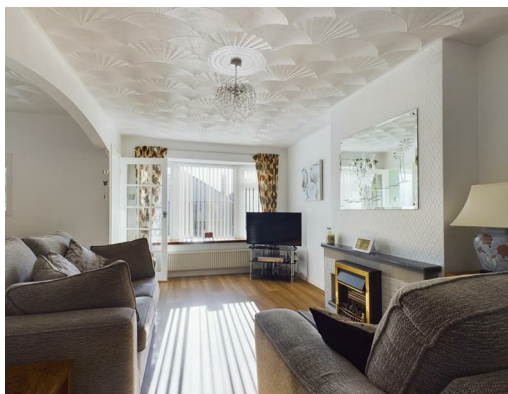
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

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⁾
908.58 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 are based on RICS IPMS 3C standard.

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Directions

From our Sutton on Sea office head South on the A52 to Sutton on Sea. After you pass through the High Street in Sutton on Sea turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right.

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			(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		

