CHOICE PROPERTIES

Estate Agents

Errwood Lodge Park Road, Sutton-On-Sea, LN12 2LW

Price £425,000

Choice Properties are delighted to bring to the market this charming four-bedroom detached bungalow, offering spacious accommodation full of character, together with large garages and workshops. The property enjoys bright and airy rooms throughout, with a lovely sun room to the side providing an ideal place to sit and relax. The gardens are a real feature of the property, having been well maintained and thoughtfully landscaped over the years. Situated in a sought-after location, within easy reach of the High Street and the beach, this is a fantastic home with plenty to offer. Viewing is highly recommended to appreciate the character, gardens and excellent location.

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 well presented accommodation consists of:

Open Veranda
With sliding patio doors to:

Entrance Porch
4'1 x 8'0
Entrance door leading to:

Hallway
12'11 x 8'11
Access to the loft, radiator, doors leading to :

Kitchen / Diner
12'8 x 9'2
Fitted with a range of wall and base units, inset sink with drainer and mixer tap, dishwasher, partly tiled walls, tiled floor throughout, dual aspect windows.

Utility Room
6'1 x 7'8
Fitted wall units, worktop space, plumbing for a washer, wall mounted "worcester" boiler, door leading to:

Rear Porch
5'10 x 8'4

Bathroom
5'9 x 8'10
Three piece suit comprises, low level wc, hand wash basin, panelled bath, electric shower, tiled walls throughout.

Bedroom 1
13'3 x 16'5
Spacious double bedroom, double glazed dual aspect windows, radiator, door leading to :

En-suite
8'9 x 11'4
Three piece suit comprises, wall and base unit, low level wc, vanity hand wash basin with mixer tap, shower cubicle, partly tiled.

Bedroom 2
12'8 x 12'5
Spacious double bedroom, featured box bay window to the front aspect, radiator.

Bedroom 3
10'4 x 9'10
Spacious double bedroom, double glazed window the rear aspect, radiator.

Bedroom 4
10'3 x 11'0
Double bedroom, radiator, double glazed window to the front aspect.

Reception Room
18'9 x 13'8
Light and airy reception room, featured gas fireplace, box bay window to the front aspect, radiator, sliding door leading to :

Study
6'8 x 11'4
Double glazed window to the rear aspect, radiator.

Garage
19'1 x 20'6
Up and over door. Power & lighting. Rear access door leading back in to the main property.

Workshop
With high opening electric powered roller door. Rear access door. Power & lighting.

Sunroom
8'4 x 11'6
Featured sky light, radiator, sliding door leading to:

Garden
To the front and side of the property are immaculately maintained, enclosed gardens that are mostly laid to lawn and edged with mature plant, tree and shrub borders. To the rear of the property is an enclosed garden that has sections of paved patio areas, a small lawn, gardens are edged with plants and shrub borders.

Driveway
Provides off road parking.

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

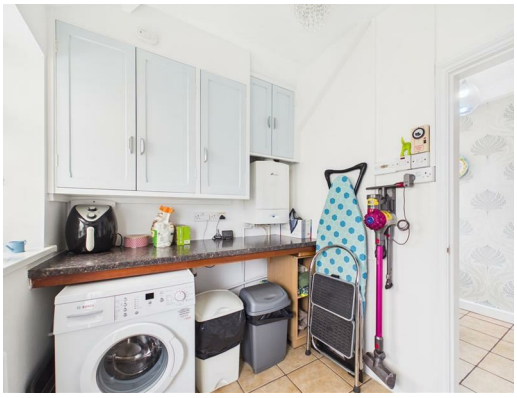
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

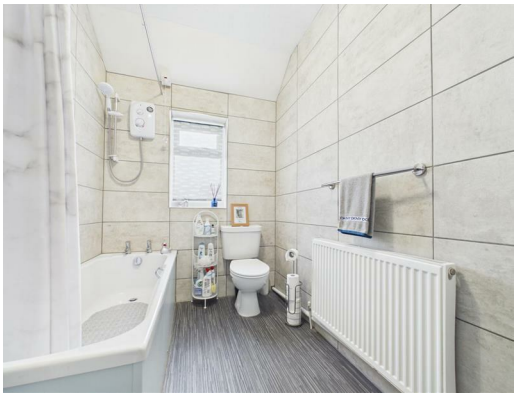
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

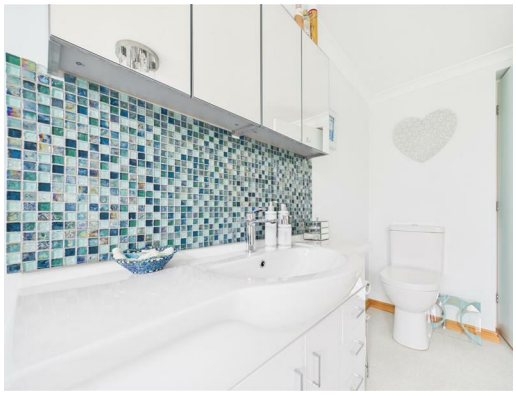
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

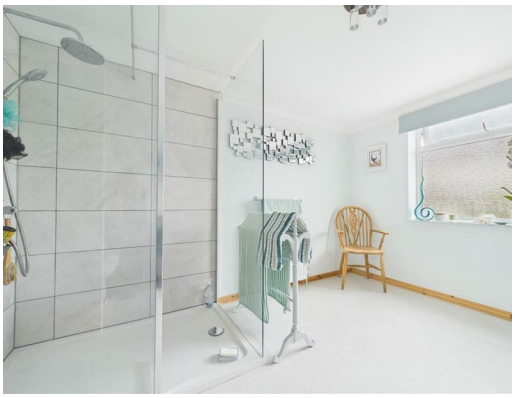
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

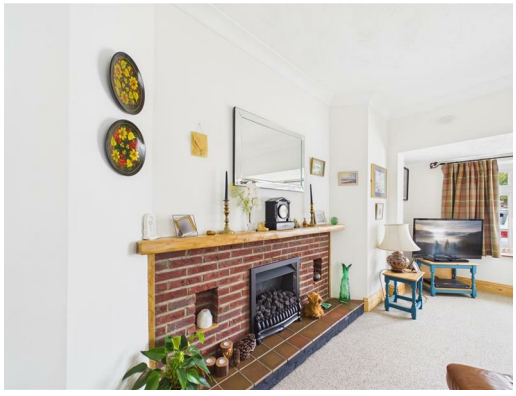
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

1840 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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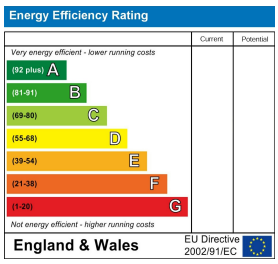
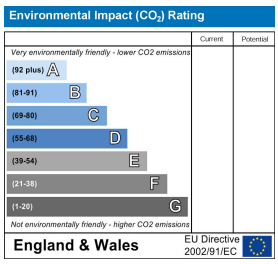
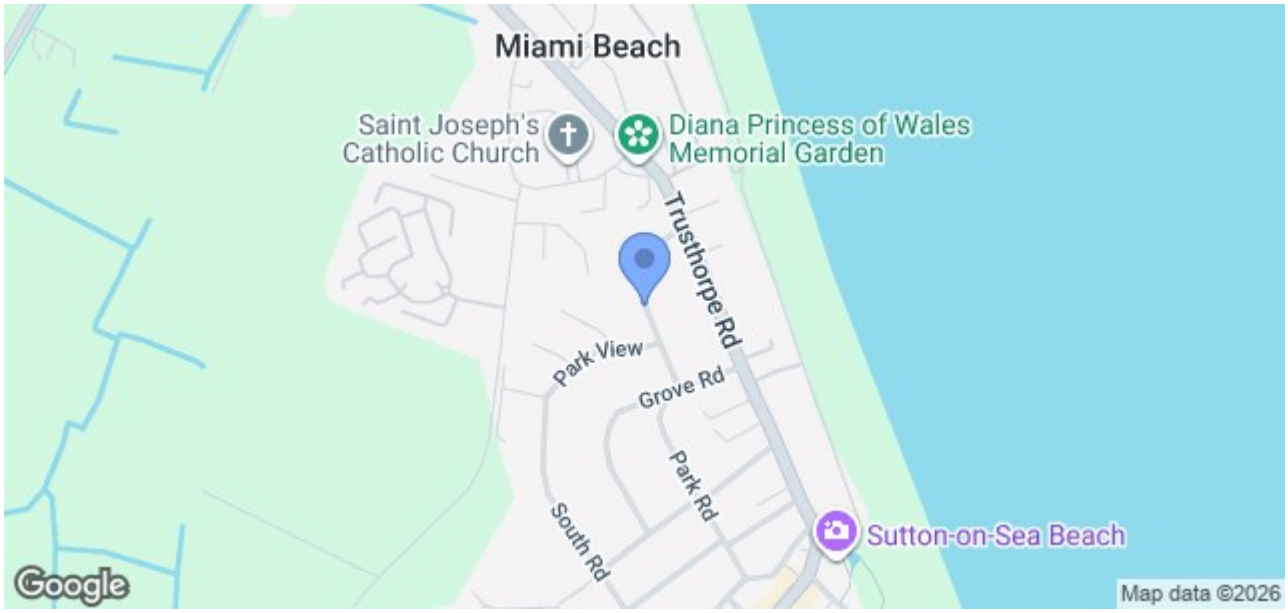
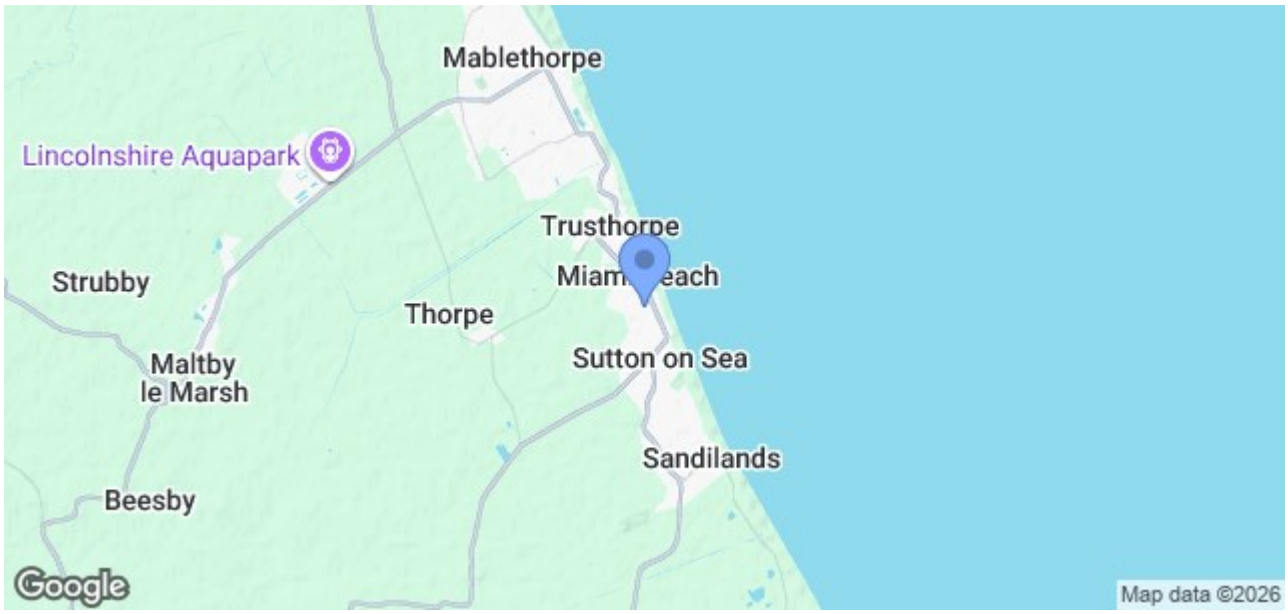
Directions

From our 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. Errwood Lodge can be found on the right on the corner of Trusthorpe Road & Park Road.