



# CHOICE PROPERTIES

*Estate Agents*

Seasalt Furlongs Road,  
Sutton-On-Sea, LN12 2JF

Price £265,000



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow, situated in the most sought after location just a stones throw from the beach and being offered with no upper chain. The property further benefits from off street parking and has a private garden to the rear. Early viewing is highly advised!

With the additional benefit of gas central heating and uPVC double glazing throughout, the well presented internal accommodation comprises:-

### **Hallway**

4'3"x12'7"

Radiator. Door to:

### **Reception Room**

14'1"x9'8"

UPVC windows, French Doors leading to;

### **Dining Room**

14'0"x9'7"

Fire Place, Window leading to;

### **Kitchen**

13'10"x7'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and induction hob. Part tiled walls. Radiator. Door leading out to the rear garden.

### **Sun Room**

9'5"x19'8"

### **Bedroom 1**

9'10"x14'10"

Spacious double bedroom with uPVC double glazed sliding glass door to the rear aspect.

### **En-Suite**

6'8"x4'0"

Fitted with a three piece suite comprising corner shower cubicle with electric shower over, hand basin, w.c., partly tiled splash backs.

### **Bedroom 2**

13'7"x9'9"

Double bedroom with uPVC double glazed window to the front aspect.

### **Bedroom 3**

7'0"x9'7"

uPVC double glazed window to the side aspect.

### **Bathroom**

7'0"x6'6"

Fitted with a three piece suite comprising panelled bath with single taps, hand basin, w.c., extractor fan.

### **Driveway**

Providing ample off road parking. Please note that a neighbouring property does have a right of access over the driveway.

### **Garden**

To the rear of the property is a privately enclosed rear garden with timber fencing to the boundaries. The garden is laid to gravel and paved for ease of maintenance and features a variety of trees, bushes and plants.

## **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](http://www.e-lindsey.gov.uk)

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

## **Tenure**

Freehold.

## **Arranging a Viewing**

Viewing by Appointment through Choice Properties, Sutton-On-Sea, Tel 01507 443777

## **Opening Hours**

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

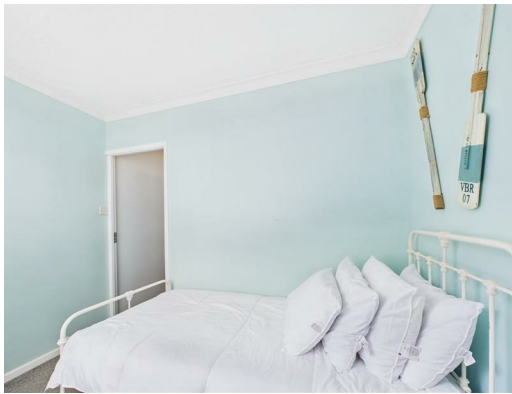
Saturday 9.00 a.m. to 3.00 p.m.

## **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 together with a current utility bill. 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<sup>m</sup>  
1102 ft<sup>2</sup>

(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 Sutton on Sea office take a left along the High Street. As you reach the traffic lights turn right onto York Road. Follow the road past the football field and at the bend veer left. Seasalt can then be found on your right hand side before the pullover.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

