



# CHOICE PROPERTIES

*Estate Agents*

Westleigh Station Road,  
Sutton-On-Sea, LN12 2HR

Price £215,000



Nestled on Station Road in Sutton-On-Sea, this well-presented semi-detached house offers a delightful blend of comfort and modern living. With three bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is undoubtedly the extended kitchen, which features a stunning roof lantern that floods the area with natural light, creating a warm and inviting atmosphere for cooking and entertaining.

The property boasts two comfortable reception rooms, ideal for relaxing or hosting guests. The private rear garden provides a tranquil outdoor space, perfect for enjoying sunny afternoons or hosting barbecues with family and friends.

Conveniently located close to local amenities, this home ensures that everything you need is just a short stroll away, making daily life both easy and enjoyable. Whether you are looking for a family home or a peaceful retreat, this property on Station Road is a wonderful opportunity not to be missed.

The property benefits from gas central heating and uPVC double glazing. Internally the accommodation comprises:

### **Front entrance door to:**

#### **Entrance Hallway**

24'1" x 5'0"

Staircase to the first floor landing. Radiator. Storage cupboard. Portable programmer and thermostat controls for the central heating. Smoke alarm. Gas and electric meters.

#### **Lounge**

11'10" x 10'11"

Feature fireplace with tiled hearth. Three radiators. Bay window.

#### **Cloakroom W.C.**

5'9" x 1'11"

With w.c. and wash hand basin.

#### **Dining Room**

11'10" x 10'9"

Feature fireplace with tiled hearth. Radiator. Smoke alarm. Open plan leading through to:

#### **Kitchen**

12'9" x 7'5"

Modern kitchen with fitted wall and base units plus work surfaces over. Integrated electric oven and gas hob with filter hood. Integrated dishwasher and fridge. Stainless steel sink unit and drainer with mixer taps. Spot lighting. Double opening patio doors leading out to the rear garden.

#### **Utility Room**

13'3" x 8'0"

Fitted base units with work surfaces over. Plumbing for washing machine and dryer. Stainless steel sink unit with mixer taps.

#### **Landing**

7'5" x 3'2"

Smoke alarm.

#### **Bedroom 1**

11'11" x 10'3"

Radiator. Feature cast iron fireplace.

#### **Bedroom 2**

11'10" x 10'5"

Radiator. Cupboard housing the gas combination boiler which supplies the central heating and hot water.

#### **Bedroom 3**

8'8" x 5'8"

Radiator.

#### **Bathroom**

7'2" x 5'5"

With three piece white suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Fully tiled walls. Extractor fan. Heated towel rail.

## **Gardens**

To the front of the property is a small enclosed garden with artificial grass. To the side is gated access to the privately enclosed rear garden which is paved with artificial grass sections for ease of maintenance.

## **Tenure**

Freehold

## **Council Tax**

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.

## **Viewing Arrangements**

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.

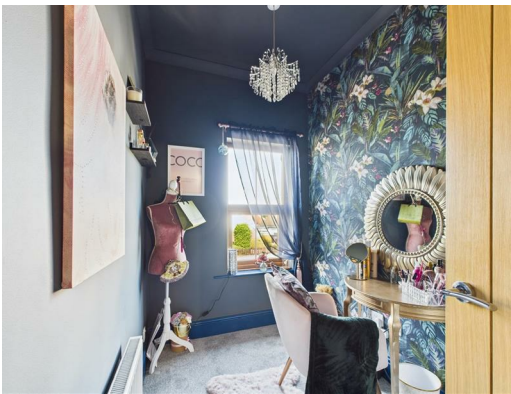
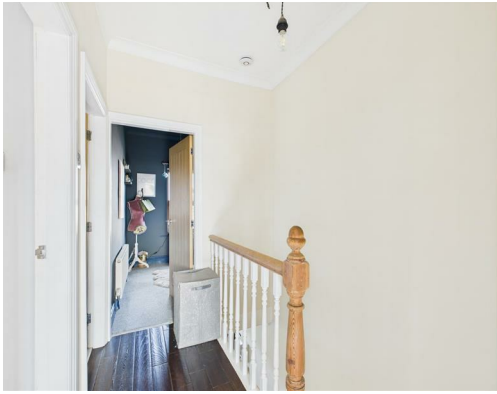
## **Making an offer**

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 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.

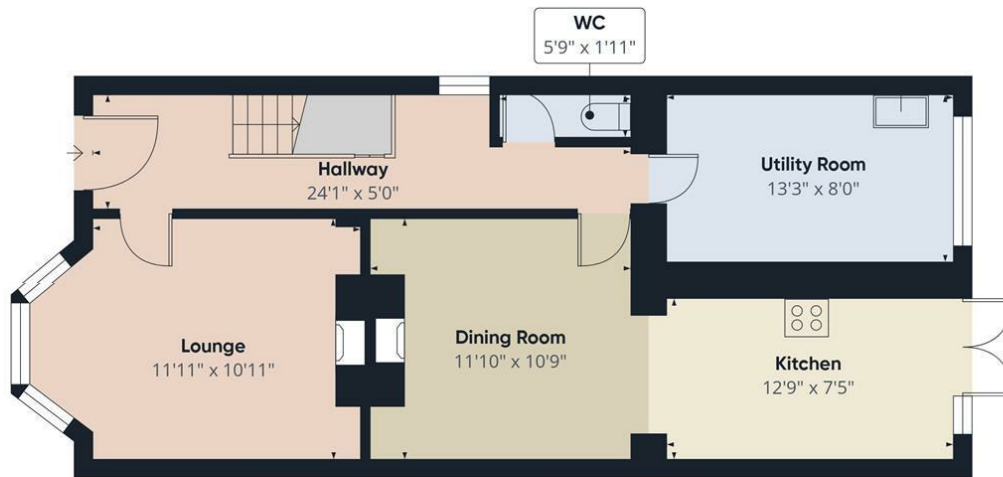
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

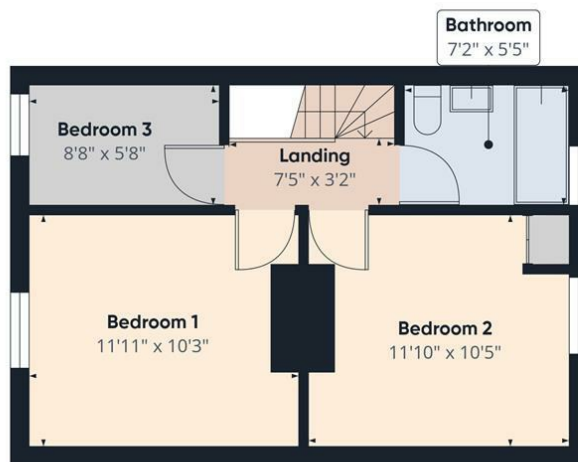








Floor 0



Floor 1

Approximate total area<sup>m</sup>  
940 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 head along the High Street and turn left at the mini roundabout. The property can be found on your left hand side a short way past the Co-op.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

