CHOICE PROPERTIES

Estate Agents

3 Youlgrave Avenue, Sutton-On-Sea, LN12 2JJ

Price £265,000

Choice Properties are delighted to present this most spacious detached two bedroom bungalow situated in a fantastic position at the heart of Sutton on Sea, close to the beach and local amenities. The property further benefits from generously sized low maintenance garden and driveway with parking. Early viewing is highly advised!

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 immaculately presented property has the added advantage Gas Central Heating and UPVC Double Glazed Windows & Doors. The abundantly light and well laid out internal accommodation comprises:

Hallway
16" 4 x 5"9
With built in airing cupboard, loft access. Doors leading too:-

Kitchen
11"9 x 11"8
Fitted with a modern range of wall and base units with complementary worksurfaces over, one and half bowl stainless steel sink with mixer tap and drainer, space for under counter fridge and freezer, plumbing for a washing machine, space for a dining table, partly tiled walls, obscure double glazed stable door to side aspect.

Reception Room
11"10 x 17"8
Light and airy reception room, fitted with a featured electric fireplace. Double glazed uPVC dual aspect windows. Radiator.

Bedroom 1
11"9 x 11"9
Spacious double bedroom. Front aspect uPVC double glazed window, radiator, door leading too:

En-Suite
5"5 x 4"3
Fitted with a white three piece suite comprising tiled shower cubicle with electric shower over, wash hand basin set into featured vanity unit, w.c., tiled flooring, radiator.

Bedroom 2
11"10 x 11"10
Spacious Double bedroom with uPVC double glazed window. Radiator Power points.

Shower Room
7"7 x 6"11
Obscure double glazed window, white suite comprising low level w.c, vanity wash basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, radiator.

Garden
To the rear of the property you will find a generously sized and low maintenance garden with timber fencing to the boundaries. There is a spacious paved patio seating area which is ideal for relaxing in the sunshine or outdoor dining. A gate to the side of the property provides access to the front of the property.

Annexe
8"6 x 14"9
Light and airy room with uPVC double glazed window, electric heaters.

Bathroom
6"4 x 7"5
Fitted with a white three piece suite comprising low level w.c, vanity wash basin with mixer tap, tiled shower cubicle, tiled floor, heated towel rail.

Sunroom
5"10 x7"8
With uPVC double glazed windows to rear, uPVC double glazed French patio doors to side opening out to the garden.

Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

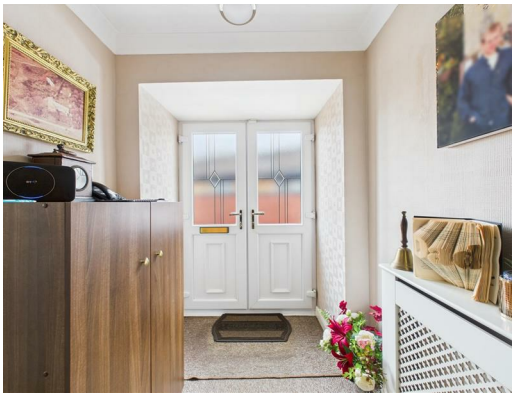
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

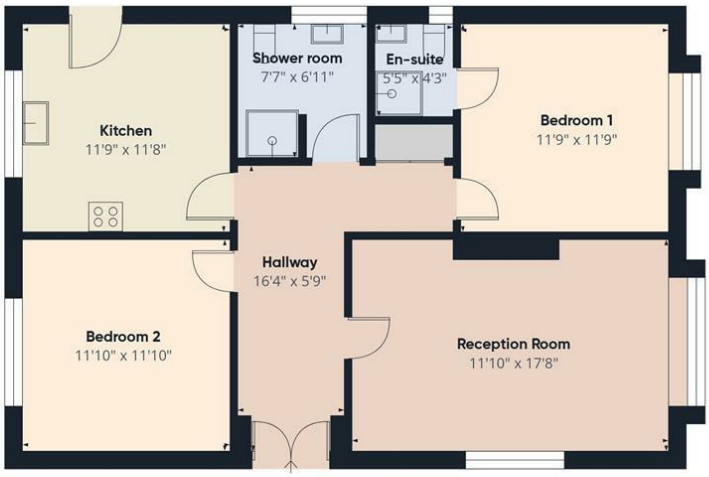
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

Viewing arrangements
Viewing by Appointment through Choice Properties Sutton on Sea 01507 443777

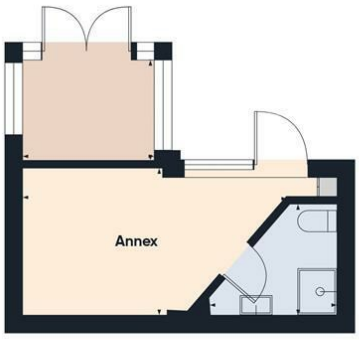
Opening Hours
9am - 5pm Monday to Friday
9am - 3pm Saturday

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 Building 1



Floor 0 Building 2

Approximate total area(1)

1029 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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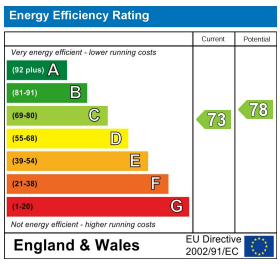
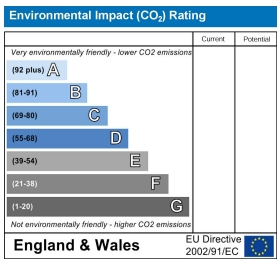
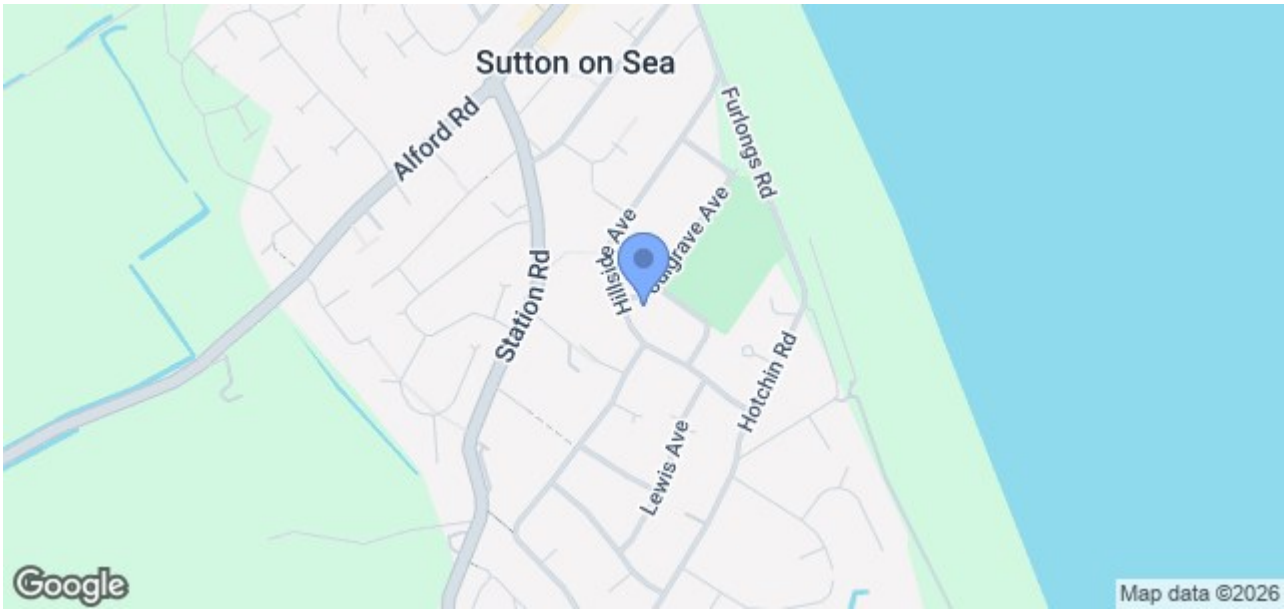
Directions

Turn left out of our office and head along the High Street towards the Sea Front. Take your 1st right onto York Road. Then take your 2nd right into Hillside Avenue. From here take your first left on to Stanton Road, at the top turn right on to Youlgrave Avenue and number 3 can be found on the right hand side.