



# CHOICE PROPERTIES

*Estate Agents*

37 Marine Avenue,

Sutton-On-Sea, LN12 2ND

Reduced To £225,000



Choice Properties are pleased to present for sale this well maintained two bedroom detached bungalow, situated in a quiet residential position; only a short distance from both the local amenities and golden sandy beaches of Sutton on Sea. Offered with no onward chain, this charming property boasts a generously proportioned layout, driveway, garage and low maintenance gardens. Early viewing is advised.

The generously proportioned accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Hallway**

4'02" x 14'02"

Front uPVC door leading into the hallway with loft access, a telephone point, built in storage cupboard with shelving and doors to:

### **Reception Room**

15'08" x 10'09"

Fitted with an electric feature fireplace set in a feature surround with a wooden mantle, TV aerial, wall lighting and sliding patio doors to the conservatory.

### **Conservatory**

7'10" x 10'07"

With triple aspect windows, a side uPVC door, polycarbonate roof, tiled flooring, radiator and wall lighting.

### **Kitchen**

10'10" x 10'09"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding under counter fridge/freezer, plumbing for a washing machine, space for a dishwasher, space for a dining table, tiled flooring, partly tiled walls, double aspect windows and the kitchen also houses the wall mounted consumer unit.

### **Bedroom 1**

13'00" x 9'11"

Spacious double bedroom.

### **Bedroom 2**

11'03" x 9'11"

Spacious double bedroom.

### **Shower Room**

7'04" x 6'05"

Set out in a wet room design with mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring and tiled walls.

### **Driveway**

Block paved driveway providing off road parking for several vehicles.

### **Garage**

Detached garage with an up and over door.

### **Garden**

The property is fronted by a low levelled timber fence enclosing an easy to maintain garden, laid with shingle.

To the rear of the property, low maintenance continues with the rear garden being further laid with shingle with timber fencing to the boundaries. The rear garden additionally benefits from a timber potting shed, greenhouse and a well established tree.

### **Tenure**

Freehold.

### **Viewing arrangements**

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

### **Opening Hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

### **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.

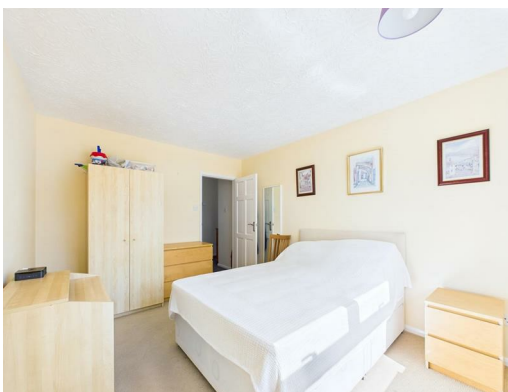
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

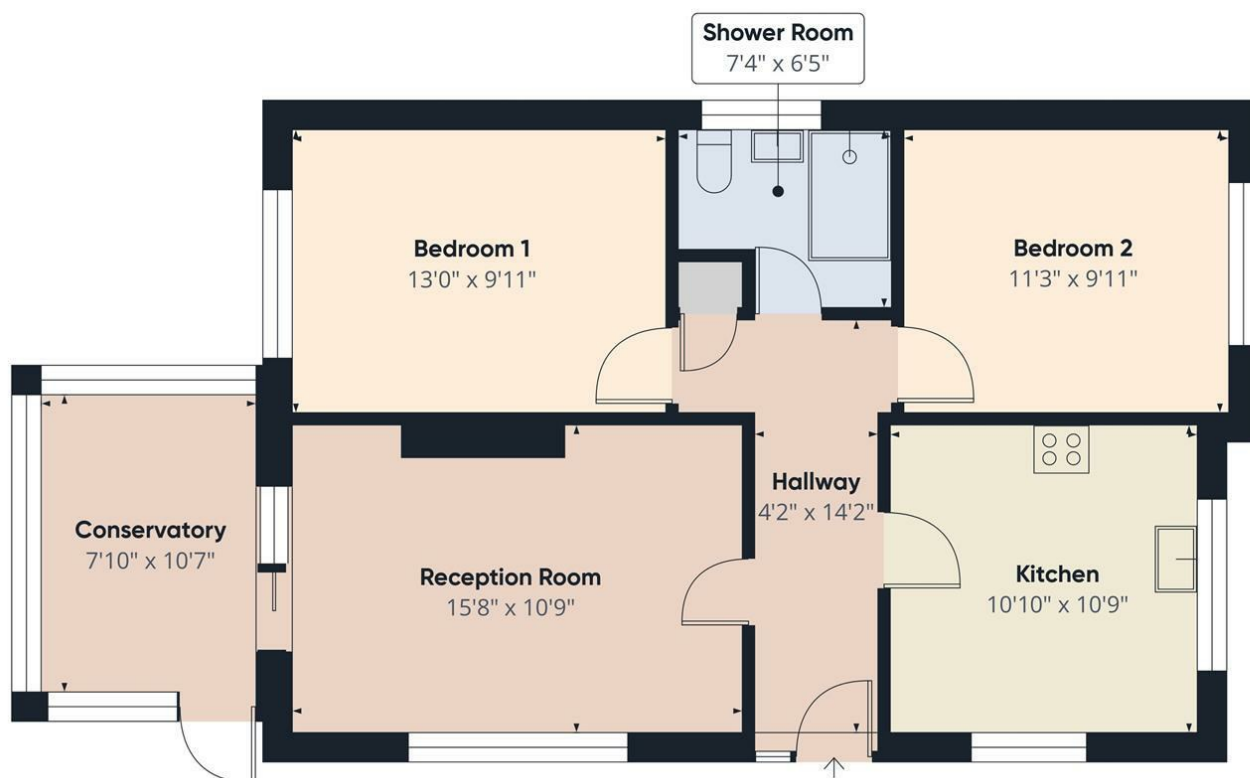
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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>  
729 ft<sup>2</sup>

(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 left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Number 37 can be found about half way along the road on the left hand side, past the turning for Bucknalls Meadow.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

