CHOICE PROPERTIES

Estate Agents

66 Hillside Avenue, Sutton-On-Sea, LN12 2JH

Price £249,950

Choice Properties are delighted to bring to the market this spacious two bedroom detached bungalow, situated in the most sought after location, just a short walk from the beautiful beaches and town centre. The bungalow further benefits from two reception rooms, driveway with enclosed carport and generously sized and well maintained garden to the rear. Early viewing is highly advised! Please note this bungalow is chain free!

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
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The Property Ombudsman
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Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

Hallway
11'3" x 3'8"
Spacious L-shaped hallway, loft access, built in storage cupboard with double opening doors, further built in airing cupboard housing the wall mounted boiler.

Reception room
9'9" x 20'4"
With uPVC double glazed sliding patio doors leading into the sun room, TV Aerial point.

Sun room
8'9" x 16'2"
With uPVC double glazed dual aspect windows, polycarbonate roof, uPVC double glazed French double opening patio doors, tiled flooring, door leading into the enclosed carport.

Kitchen
9'6" x 9'10"
Fitted with a range of wall and base units with complimentary worksurfaces over, cooker point, space for a fridge/freezer, one bowl stainless steel sink unit with drainer, uPVC double glazed window to the side aspect, part tiled walls, pedestrian door to the side aspect leading to:-

Enclosed side return
15'8" x 3'7"
With wall mounted solar panel controls, pedestrians doors to the front and rear aspects.

Bedroom 1
12'9" x 9'11"
Spacious double bedroom with uPVC double glazed window to the rear aspect.

Bedroom 2
8'10" x 9'11"
Double bedroom with uPVC double glazed window to the rear aspect.

Shower room
6'7" x 5'10"
Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin set into vanity unit, w.c., tiled splash backs, uPVC double glazed window.

Enclosed carport
14'10" x 9'3"
Polycarbonate enclosed roof, access to the garden room and storage.

Garden room
8'3" x 8'4"
With uPVC double glazed French double opening patio doors to the side aspect.

Driveway
Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garden
To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and features an abundance of established plants, trees and shrubbery to the borders. There is also a paved patio seating area which is perfect for relaxing in the sun or outdoor dining. To the rear of the garden is a useful workshop which is also included in the sale.

Workshop

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 B.

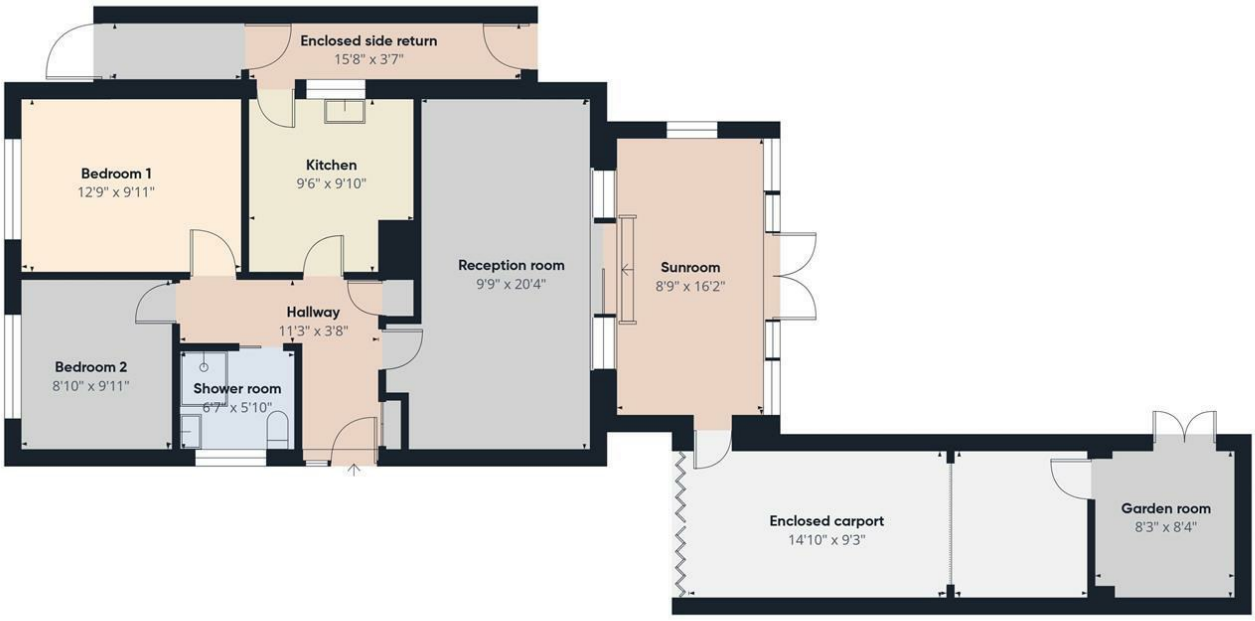
Tenure
Freehold

Viewing arrangements
By appointment through Choice Properties on 01507 443777.

Opening hours
Monday - Friday: 9am - 5pm
Saturday 9am - 3pm

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(1)

1135 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

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st first right onto York Road, then take your 2nd right into Hillside Avenue. Number 66 can be found a short way along on your left hand side.