

23 Lansdowne Drive,
Sutton-On-Sea, LN12 2JD

Price £199,950



Choice Properties are pleased to offer for sale this well presented two bedroom detached bungalow, which is situated in a sought after residential position, convenient for the High Street and Beach.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors along with UPVC Soffits and fascia boards. The well presented and well laid out internal accommodation consists of:-

UPVC Entrance Door to:

Porch

3' x 2'7"

Door to:

Hallway

'L' Shaped. Radiator. Dado Rail. Telephone point. Loft access. Airing cupboard with double opening doors housing lagged hot water cylinder.

Lounge Area

15'7" x 10'10"

Large bow window to the front. Gas fire. Radiator. 2 Double power points. T.V. Aerial point. Room thermostat control for the central heating system. Open to:

Dining Area

11'10" x 7'5"

Radiator. 2 Double power points. Serving hatch to kitchen.

Kitchen

9'10" x 7'4"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Gas cooker point and filter hood. Programmer controls for the central heating system. Part tiled walls. Plumbing for automatic washing machine. 3 Double power points. UPVC door to outside.

Bedroom 1

12'6" x 10'1"

Radiator. 2 Double power points. Ceiling fan/light.

Bedroom 2

11'9" x 9'4"

Measurement includes the built in wardrobes with sliding doors. Radiator. 2 Double power points. Sliding door to Conservatory.

Bathroom

6'8" x 5'11"

Three piece bathroom suite consisting of w.c., pedestal wash hand basin and panelled bath with mixer shower over. Towel radiator. Fully tiled walls.

Conservatory 1

22'5" x 8'6"

Measurements to the widest points. Radiator. 2 Double power points. Double opening 'French' doors leading out on to the rear garden. Door to:

Garage

16'1" x 8'11"

Double opening doors to the front. 'Ideal Classic' gas fired boiler which supplies the central heating and domestic hot water. Power & lighting. UPVC Door to:

Conservatory 2

10'4" x 6'6"

Measurements to the widest points. UPVC door to outside.

Outside

To the front of the property is an easily maintained garden fronted by a low level brick wall and set with a variety of well established plants and shrubs. Either side of the property is gated access leading to the good sized rear garden. This has a paved patio directly to the rear of the conservatory, this leads on to an easily maintained garden set with shrubs which in turn leads to the well maintained lawned garden area. To the other side, running the length of the garden, is a vegetable garden.

Driveway & Car Port

Providing ample parking space and giving access to the garage.

Tenure

Freehold

Council Tax

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

Opening Hours

Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Making an Offer

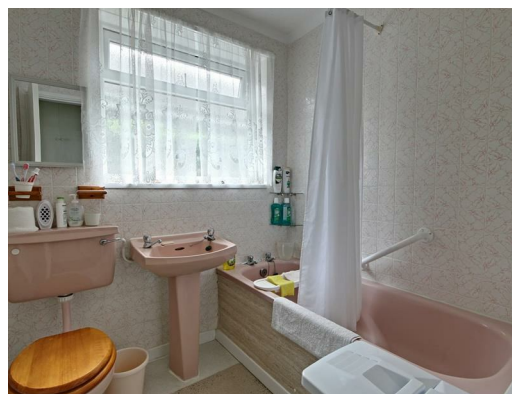
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

Website

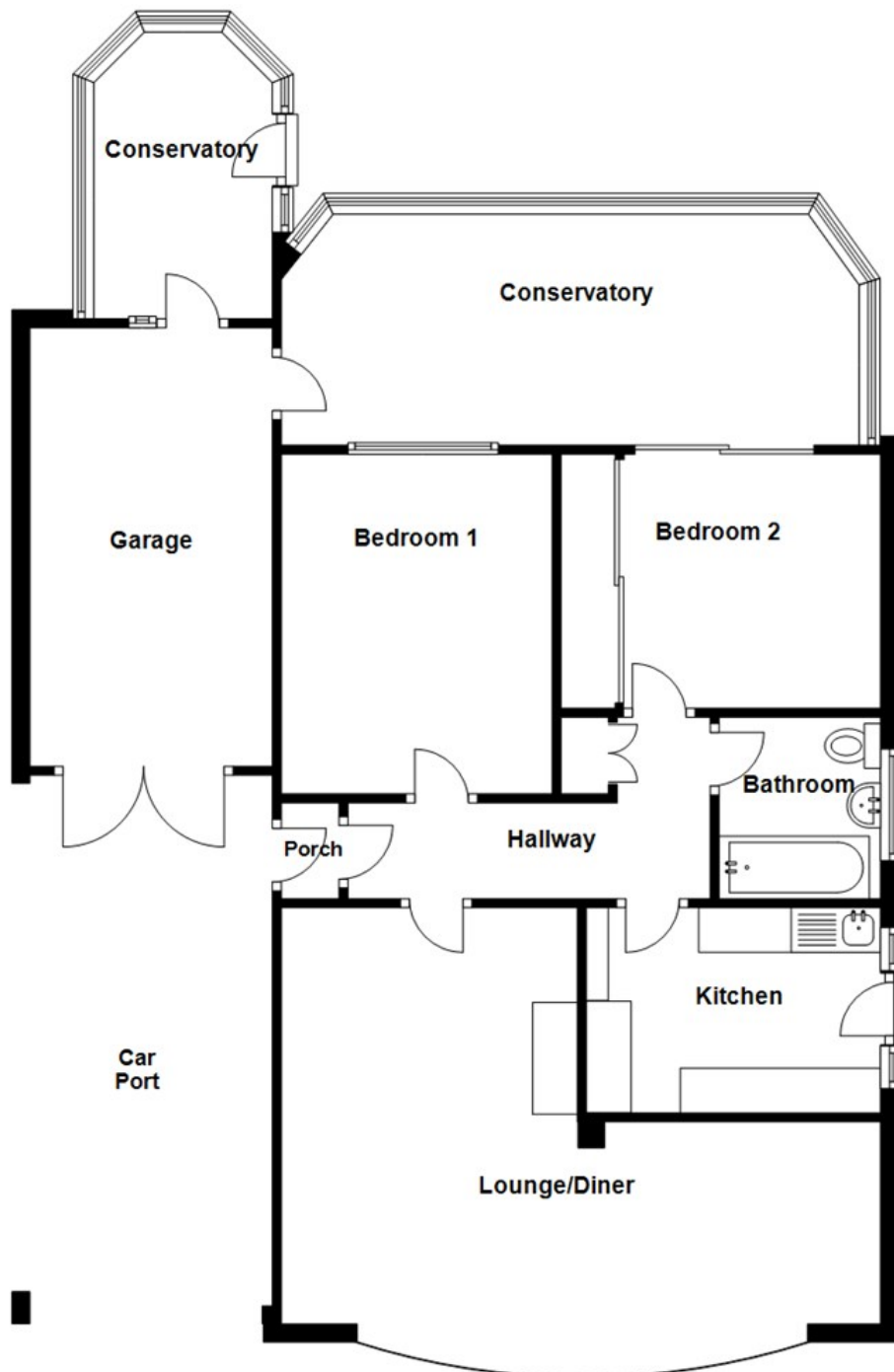
All details also available on our website www.choiceproperties.co.uk

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Choice Properties



Directions

From our office follow the High Street along to the mini roundabout. At the roundabout bear left in the direction of Sandilands. As you progress along Huttoft Road, take a left turn just before you reach the church into Church Lane. Take your next right on to Lansdowne Drive and number 23 can be found about half way along on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D	57	
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

