



# CHOICE PROPERTIES

*Estate Agents*

10 Church Lane,  
Sutton-On-Sea, LN12 2JB

Reduced To £189,950



Choice Properties are delighted to bring to the market this well presented two bedroom semi-detached bungalow, occupying a pleasant, sought after position just moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. Further benefitting from well kept gardens, early viewing is certainly advised. NO ONWARD CHAIN

Benefitting from uPVC double glazing and gas central heating, this impressive accommodation comprises:

### **Kitchen**

8'4" x 10'11"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integrated cooker and four ring gas hob with extractor over, space for large freestanding fridge/freezer, plumbing for washing machine. Tiled flooring.

### **Inner Hallway**

6'6" x 4'7"

Doors to:

### **Reception Room**

19'3" x 11'6"

Light and airy reception room with double opening 'French' style patio doors to the garden. TV aerial point.

### **Bedroom 1**

11'4" x 11'8"

Spacious double bedroom. Dual aspect windows including bay window to the front. Built in wardrobe.

### **Bedroom 2**

7'4" x 10'5"

Loft access.

### **Shower Room**

6'9" x 5'7"

'Wet room' style design with wall mounted electric shower, hand wash basin and wc. Part tiled walls. Heated towel rail.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and benefits from a decked seating area.

### **Driveway**

Providing off street parking.

### **Garage**

Brick built garage with double opening timber doors to the front.

### **Tenure**

Freehold.

### **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](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.

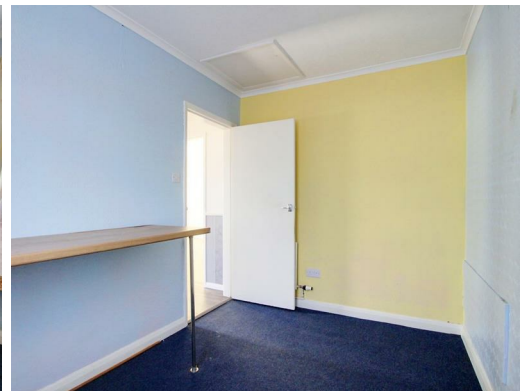
Saturday 9.00 a.m. to 3.00 p.m.

## **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. 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>(1)</sup>  
649.72 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 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs		100	100	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

