



# CHOICE PROPERTIES

## *Estate Agents*

1 Harding Close,  
Sutton on Sea, LN12 2NB  
Reduced To £210,000



It is a pleasure for Choice Properties to bring to the market this spacious detached two bedroom bungalow with a low maintenance garden. This fantastic property is located on a sought after road and is additionally offered with no upper chain.

## The well laid out accommodation comprises:

### Hall

15'2" x 3'9"

Access to the loft. Telephone point. Storage cupboard housing the hot water cylinder. Thermostat controls.

### Reception Room

12'9" x 15'11"

Light and airy reception room. Gas fireplace. TV aerial point.

### Kitchen

10'11" x 11'11"

Fitted with wall and base units with work surfaces over, plumbing for a washing machine, four ring gas hob with extractor over, integral oven. Tiled flooring and walls.

### Porch

8'8" x 5'0"

uPVC entrance door.

### Bedroom 1

12'11" x 11'11"

Fitted wardrobes. TV aerial point.

### Bedroom 2

11'10" x 11'11"

Fitted wardrobes.

### Shower Room

4'5" x 7'10"

Fitted with three piece suite comprising walk-in shower enclosure, hand wash basin and wc. Tiled walls and flooring.

### Driveway

Providing off street parking.

### Garage

With up and over door.

### Garden

The property is fronted by a gravelled garden with feature planting. To the rear of the property you will find a low maintenance gravelled and paved garden privately enclosed by timber fencing.

### 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 C.

## **Tenure**

Freehold

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

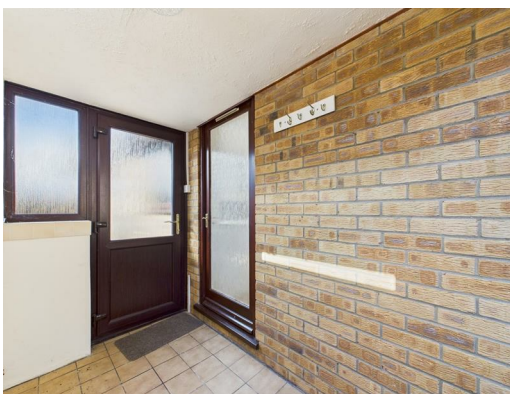
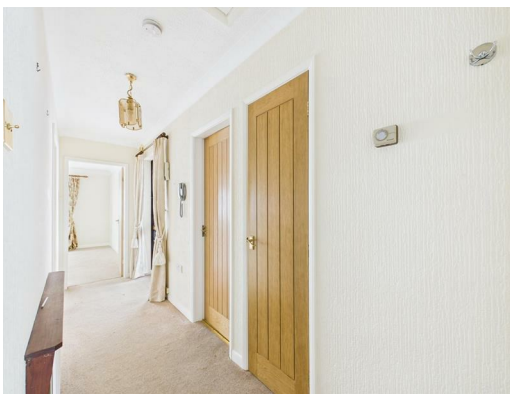
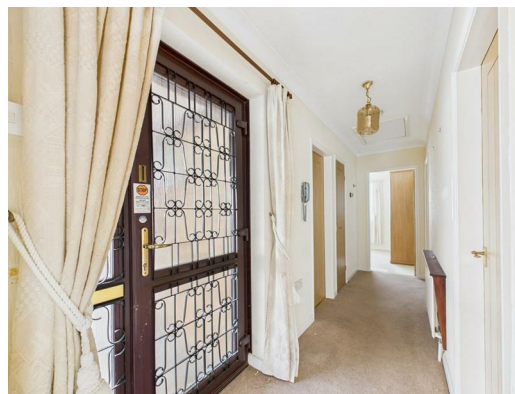
Saturday 9.00 a.m. to 3.00 p.m.

## **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 regulations 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. 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>(1)</sup>  
944 ft<sup>2</sup>

(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.

GIRAFFE360

# 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. Take your third left, just after the left hand bend, on to Harding Close.

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			(69-80) C		
(55-68) D	68		(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		

