



CHOICE PROPERTIES

Estate Agents

4 Miles Hawk Close,
Sutton on Sea, LN12 2FG
Reduced To £315,000



It is a pleasure for Choice Properties to bring to the market this superb, spacious two bedroom (one en suite) detached bungalow, located in a highly desirable location; being in a quiet residential position, yet a short distance to local amenities and the picturesque golden beaches of Sutton on Sea. This beautifully presented property offers generously proportioned rooms throughout and an attractive garden. Early viewing is advised!

The generously proportioned accommodation comprises:

Hallway

17'3" x 5'5"

Spacious hallway, laminate flooring, loft access, built in double storage cupboard, radiator, telephone point.

Reception room

12'1" x 17'9"

Light and airy reception room, dual aspect windows, wood burner set into featured surround with granite hearth and wooden mantle, TV Aerial point, carpeted, radiator, laminate flooring.

Kitchen

10'10" x 14'0"

Fitted with a range of wall and base units with complementary worksurfaces over, one and a half bowl porcelain sink unit with drainer and mixer tap, four ring electric hob with extractor over, space for fridge/freezer, mini breakfast bar, partly tiled walls, laminate flooring, radiator.

Utility room

5'1" x 12'0"

Fitted wall and base units with complimentary worksurfaces over, plumbing for a washing machine, partly tiled walls, one bowl stainless steel sink unit with drainer and mixer tap, pedestrian door to the rear aspect leading into the garden, radiator, carpeted.

Sun room

7'0" x 11'2"

With polycarbonate pitched roof and triple aspect windows, tiled flooring, pedestrian door to both aspects leading out into the garden.

Bedroom 1

14'4" x 11'8"

Remarkably spacious double bedroom, abundantly light, carpeted, radiator, door to:-

En-suite Bathroom

5'5" x 6'9"

Fitted with a three piece suite comprising spacious corner shower enclosure with mains shower over, wash hand basin with single taps set into featured vanity unit, w.c., tiled walls and flooring, extractor fan.

Bedroom 2

11'3" x 10'6"

Remarkably spacious second bedroom, carpeted, radiator.

Shower room

7'9" x 9'0"

Fitted with a three piece suite comprising wet room style shower, wash hand basin with stainless steel single taps, dual flush w.c., mermaid board to the walls.

Driveway

Providing off street parking.

Garage

16'9" x 11'8"

With up and over door, power and lighting, wall mounted combination boiler, pedestrian door to the rear aspect leading into the garden.

Garden

To the rear of the bungalow you will find a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features an abundance of established plants, trees and shrubbery throughout. There is further garden to the side of the property with timber storage shed and Greenhouse (which are include din the sale). Timber gates to the side provide access to the front garden.

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

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

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening hours

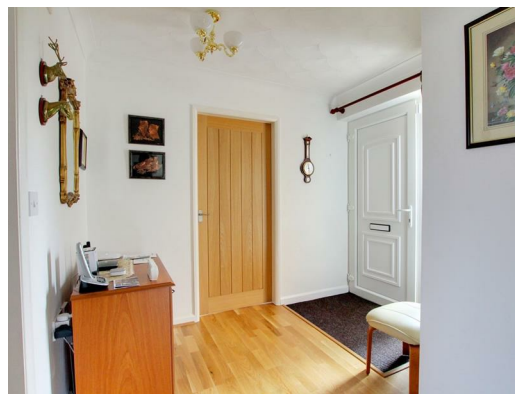
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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. 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⁾
1247.09 ft²

(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.

GIRAFFE360

Directions

From our Sutton on Sea office, turn left at the mini roundabout and continue along until you pass the Church on your left hand side. The next turn on your left is Henshaw Avenue, continue along and take your next right on to Mew Gull Drive. Miles Hawk Close is the next turning on the right.

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		87	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

