CHOICE PROPERTIES
Estate Agents

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

Reduced To £220,000

Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow, situated in the most sought after location and being offered with no upper chain. The property further benefits from driveway with garage and has an attractive and generously sized garden to the rear. Early viewing is highly advised!

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
naea | propertymark PROTECTED

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway
13'2" x 3'8"
L-Shaped, built in storage cupboards, wall mounted thermostat controls,

Reception room
10'2" x 15'4"
Abundantly light reception room, electric feature fire, TV Aerial point, telepoint point.

Kitchen
11'7" x 9'3"
Fitted with a stylish range of wall and base units with complimentary worksurfaces over, stainless steel sink unit with drainer and mixer, cooker point with featured extractor over, partly tiled walls, integral fridge/freezer, partly tiled walls, pedestrian door to the side aspect.

Bedroom 1
10'0" x 10'4"
Spacious double bedroom.

Bedroom 2
10'11" x 7'5"
Spacious double bedroom.

Bedroom 3
6'5" x 7'7"
Single bedroom/ Ideal office space.

Shower room
6'0" x 6'8"
Fitted with a three piece suite comprising large walk in shower with mains Waterfall shower over, was hand basin with mixer tap and dual flush w.c. set into featured vanity unit, tiled splash backs, chrome heated towel rail.

Driveway
Paved driveway providing off road parking.

Garage
With power and lighting.

Garden
To the rear of the property is generously sized and privately enclosed garden with timber fencing to the boundaries. The gardens are neatly laid to lawn and are adorned with a variety plants trees and shrubbery to the borders.

Tenure
Freehold

Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Making an offer

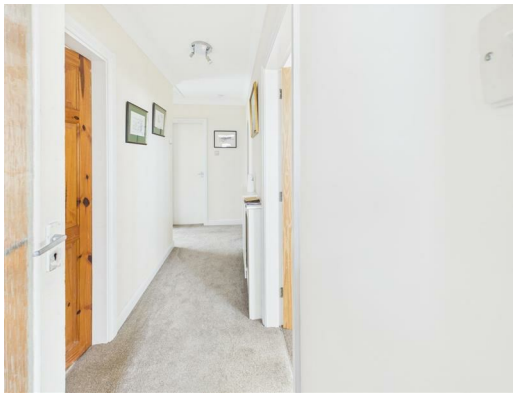
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

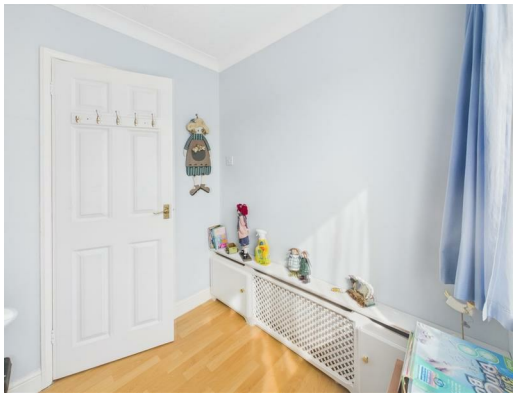
Council Tax Band

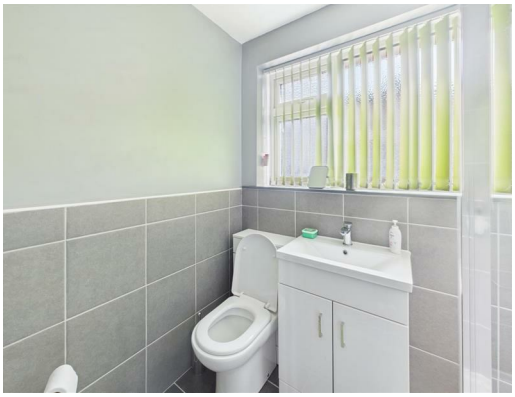
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

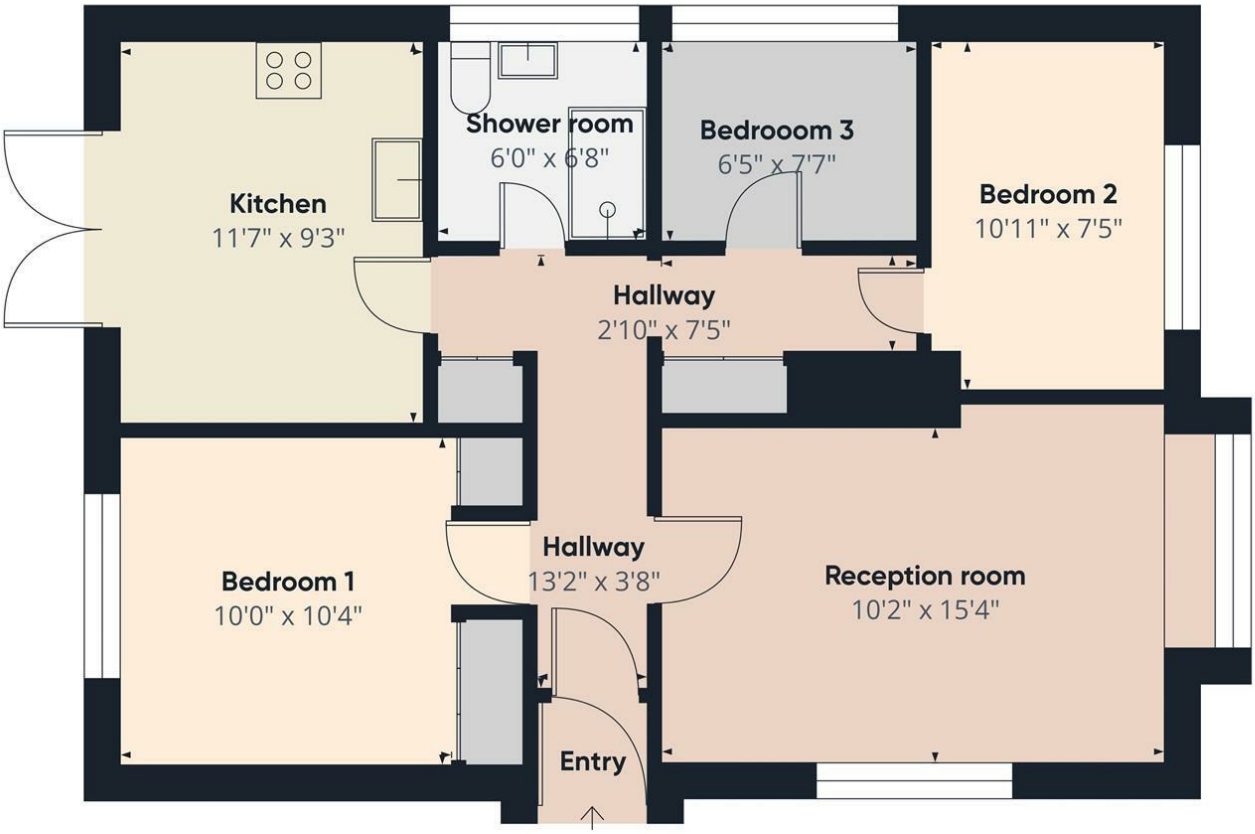
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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)

680.39 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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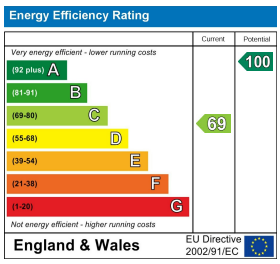
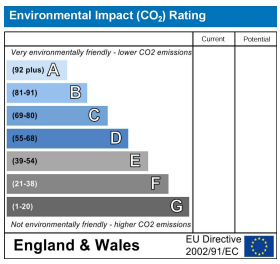
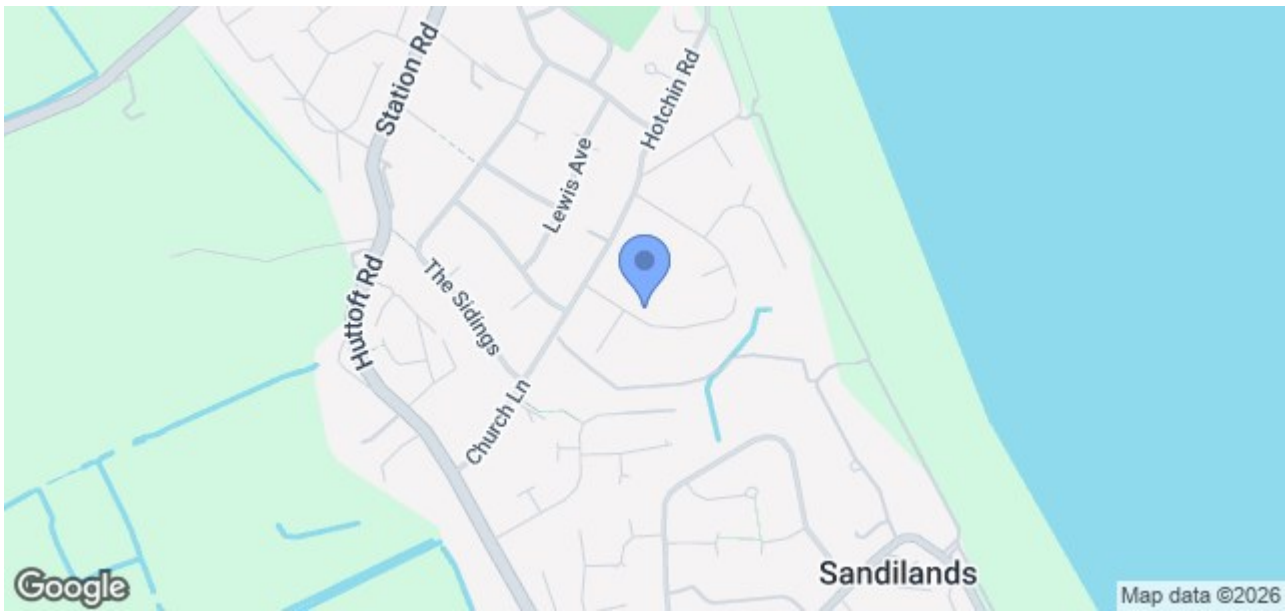
Directions

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. Take your next right on to Lansdowne Drive and number 9 can be found on the right hand side.