



CHOICE PROPERTIES

Estate Agents

24 Queens Road,
Sutton-On-Sea, LN12 2HT

Price £325,000



It is a pleasure for Choice Properties to bring to the market this remarkably spacious and well maintained three bedroom (one en-suite) detached bungalow, situated in a quiet residential position in Sutton on Sea, within close proximity to both the award winning beaches and local amenities on offer. A real standout for the property is the outdoor space available, boasting an expansive driveway, wrap around gardens and an impressive home bar. Early viewing is advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

Hallway

17'03" x 4'00" extending to 2'07" x 9'06"

Front uPVC door leading into the 'L' shaped hallway, which features laminate flooring, the wall mounted thermostat, wall mounted alarm controls, wall lighting, a telephone point and a built in airing cupboard housing the hot water cylinder. Doors to:

Reception Room

14'04" x 13'02"

Featuring a gas fireplace, set in a feature surround, laminate flooring, a TV aerial and double opening 'French' doors to the garden.

Kitchen

9'06" x 11'08"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood oven, integrated double oven, integrated dishwasher, bow window to front aspect, laminate tiled flooring and an opening through to the Utility room. The kitchen also houses the wall mounted 'Worcester' condensing boiler.

Utility Room

12'03" x 6'01"

Fitted with a base unit and space for a tumble dryer and space and plumbing for a washing machine with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding 'American' style fridge/freezer, laminate tiled flooring and a uPVC door to:

Rear Porch

3'03" x 5'07"

With tiled flooring, a polycarbonate roof and double opening 'French' doors to the rear garden.

Dining Room

17'04" x 9'05"

With laminate flooring, dual aspect windows and ample space for a dining table.

Bedroom 1

12'01" x 11'08"

Spacious double bedroom featuring a TV aerial, wall lighting and a door to the:

En-suite Shower Room

2'11" x 8'07"

Fitted with three piece suite comprising a shower cubicle with electric 'Triton T80 Easi Fit +' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, extractor fan and tiled flooring.

Bedroom 2

13'07" x 13'08"

Remarkably spacious double bedroom that once was two separate rooms with laminate flooring and a range of fitted cupboards and wardrobes.

Bedroom 3

9'10" x 11'07"

Double bedroom with an array of fitted wardrobes.

Shower Room

6'00" x 8'01"

Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with cistern lever, laminate flooring and an extractor fan.

Driveway

Expansive block paved driveway providing ample off road parking for several vehicles.

Gardens

The property benefits from low maintenance wrap around gardens, mostly paved or laid with shingle with timber fencing to the boundaries, ensuring the space is fully enclosed. The gardens additionally benefit from a range of raised planter beds, displaying an array of well established plants and shrubs, a paved patio seating area, greenhouse, two useful timber sheds, a raised decked seating veranda, and the impressive home bar.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties, 34 High St, Sutton on Sea, Mablethorpe LN12 2HB. Tel: 01507 443777.

Opening hours

Opening hours: 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 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.

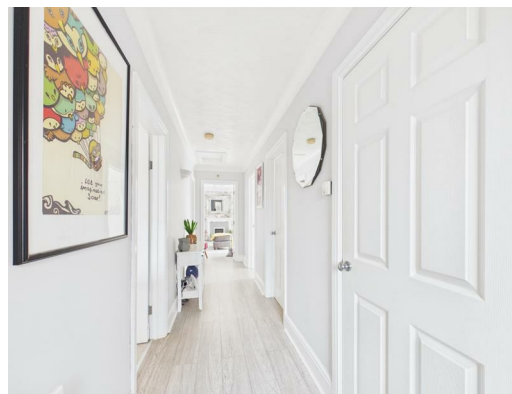
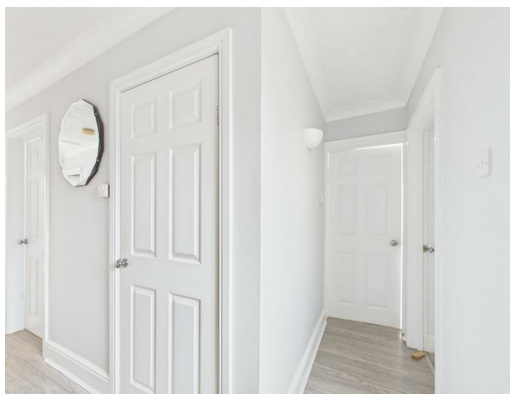
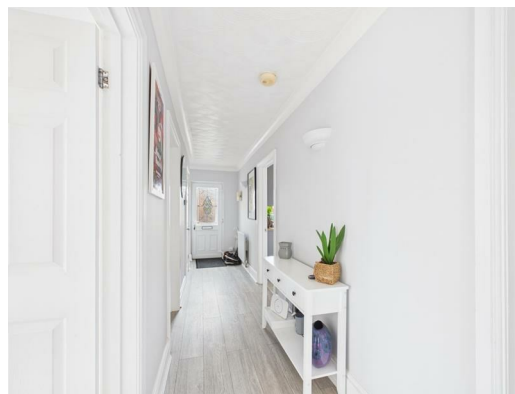
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

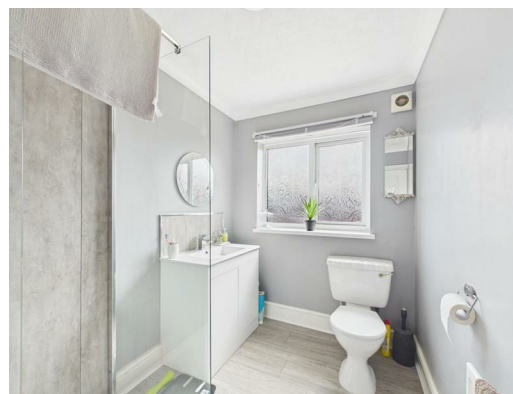
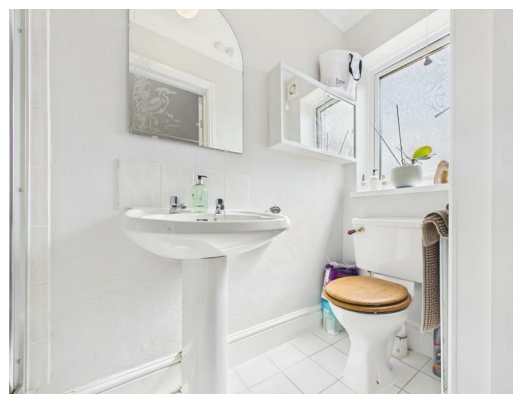
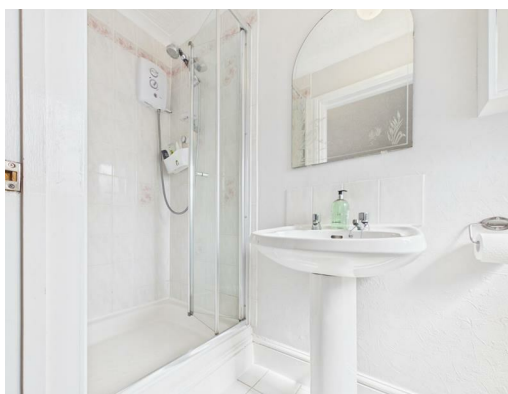
Council tax band

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.









Floor 0 Building 1

Approximate total area^m
1203 ft²

(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.

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Directions

From our Sutton on Sea office head South on the A52 to Sutton on Sea. After you pass through the High Street in Sutton on Sea, turn left at the mini roundabout onto Station Road and Queens Road is the third turn on your left hand side. Go to the end of the road, Number 24 can be found in the bottom right hand corner of the gravelled private cul de sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

