



CHOICE PROPERTIES

Estate Agents

38 Marine Avenue,
Sutton-On-Sea, LN12 2ND

Reduced To £255,000



Choice Properties are pleased to offer for sale this well maintained two bedroom detached bungalow, situated in a quiet residential position within the quiet seaside village of Sutton on Sea, only a short walk from both the award winning beaches and local amenities on offer. Offering privately enclosed gardens, garage and ample off road parking, early viewing is most certainly advised.

Offering a mains gas central heating system, the generously proportioned accommodation comprises:-

Entrance Porch

5'2" x 2'6"

Entrance porch fitted with a uPVC door with storage with doors to;

Kitchen/Diner

21'6" x 8'1"

A spacious kitchen/diner; fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated oven, space for a freestanding under-counter fridge and under-counter freezer, space and plumbing for a washing machine, side uPVC door, ample space for a dining table; presenting the ideal space for entertaining and the kitchen also houses the wall mounted consumer unit.

Reception Room

18'2" x 11'10"

With sliding doors to the front of the property, this room is boasting with light. Fitted with a gas fire and spotlights. TV Ariel point

Hallway

6'4" x 2'9"

An abundantly light and bright hallway with a fitted storage cupboard with access to the loft; which has a pull down ladder and lighting. With doors to;

Shower Room

6'6" x 5'5"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls and an extractor fan.

Bedroom 1

11'10" x 8'8"

Spacious double bedroom with an array of fitted wardrobes with mirrored sliding doors.

Bedroom 2

8'5" x 9'4"

With double opening 'French' doors through to the:

Conservatory

8'6" x 7'9"

Benefiting from triple aspect windows, sliding patio doors to the rear garden and a polycarbonate roof.

Garage

18'5" x 8'8"

With up and over door, rear pedestrian door, rear uPVC window, power and lighting.

Garden and Driveway

A maintainable garden, consisting of grass and shrubs surrounded by timber fences. There is also a slabbed patio surrounded by shingle with rear access to the garage. Blocked paved drive with ample parking, and a ramp for access to the property for ease.

Tenure

Freehold

Viewing Arrangements

Please contact Choice Properties on 01507 443777 to arrange a viewing.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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

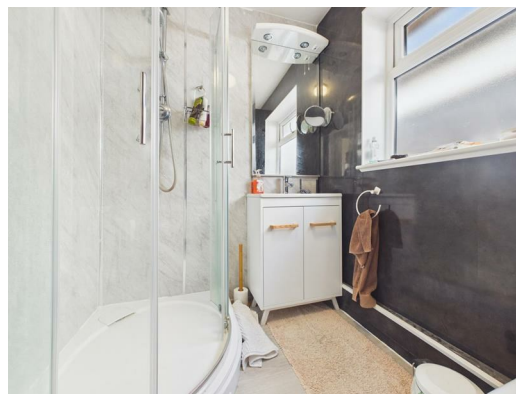
Tel. No. 01507 601 111

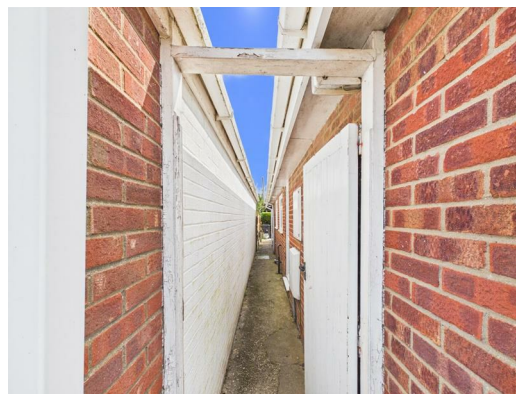
Website: www.e-lindsey.gov.uk

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

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^m
893 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 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. Follow the road around and Number 38 can be found on your right hand side.

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			(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		

