



# CHOICE PROPERTIES

*Estate Agents*

58 Station Road,  
Sutton-On-Sea, LN12 2HS

Price £225,000



Choice Properties are pleased to offer for sale this three bedroom detached bungalow located in a quiet residential yet convenient location in Sutton on Sea, only a short walk to both the local amenities and the golden sandy beaches. Offering a generously proportioned layout, easy to maintain garden and further offered with no onward chain; early viewing is most certainly advised to avoid missing out.

The well laid out accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Hallway**

3'08" x 9'11"

uPVC entrance door leading into the 'L' shaped hallway with loft access; to which houses the wall mounted combination boiler; supplying both the central heating and hot water systems, a telephone point, the wall mounted consumer unit and doors to:

### **Reception Room**

14'07" x 12'03"

Light and airy reception room benefiting from a large picture window to front aspect and fitted with a gas fireplace set on a tiled hearth with wooden mantle, TV aerial and telephone point. Door to:

### **Kitchen**

12'09" x 7'03"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with two drainers and single hot and cold taps, space for a freestanding cooker with 'Rima Superflow Special' extractor hood over, space for an under counter fridge/freezer, space and plumbing for a washing machine, large picture window to front aspect, partly tiled walls, wall mounted 'British Gas' thermostat, built in double storage cupboard with shelving and a uPVC door to:

### **Side Porch/Utility Area**

11'01" x 6'09"

Featuring triple aspect windows and a uPVC door leading out to the rear.

### **Bedroom 1**

12'07" x 9'00"

Double bedroom fitted with two double wardrobes with sliding doors.

### **Bedroom 2**

9'00" x 12'01"

Double bedroom fitted with a double wardrobe with sliding doors.

### **Bedroom 3**

7'10" x 8'09"

Fitted with a double wardrobe with sliding doors.

### **Shower Room**

5'07" x 9'00"

Fitted with a three piece suite comprising a large walk in shower enclosure with electric 'Mira Go' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls.

### **Driveway**

Providing off road parking.

### **Garage**

15'11" x 8'04"

With an up and over door, rear pedestrian door, power and lighting.

## **Garden**

The property is fronted by a low levelled timber fence enclosing a garden laid with shingle for ease of maintenance. The front garden further features an array of well established shrubbery.

To the rear of the property you will find a privately enclosed garden; paved for ease of maintenance with low level timber fencing to the boundaries. The rear garden additionally features an array of well established shrubbery.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, Sutton on Sea 01507 443777.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

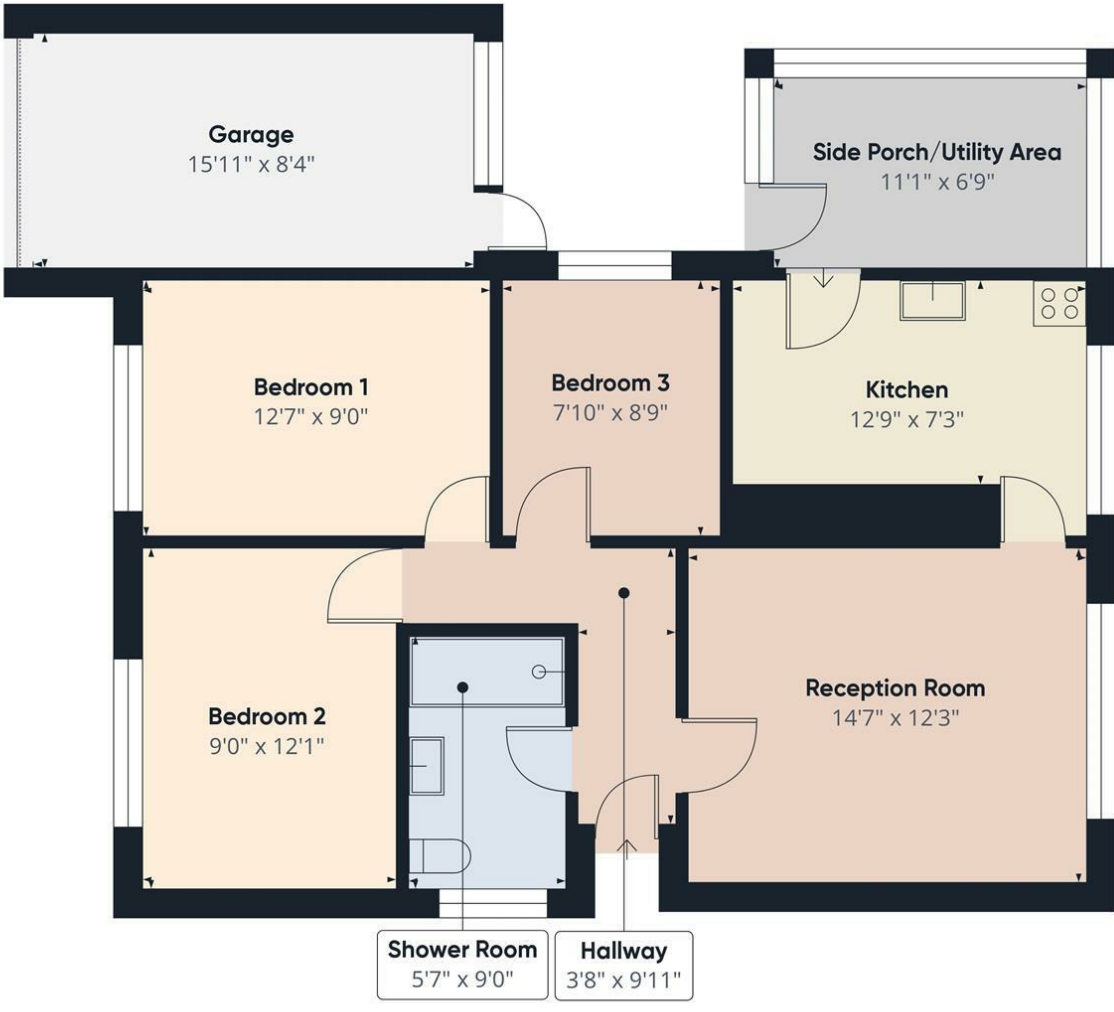
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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>  
893.41 ft<sup>2</sup>

(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 turn right and then and the mini-roundabout take the first exit to your left. The property can be found on your right hand side a short way along.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			68
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

