CHOICE PROPERTIES

Estate Agents

Willows End Farm Close, Sutton-On-Sea, LN12 2SP

Reduced To £318,000



It is a pleasure for Choice Properties to introduce to the market this spacious and versatile two/three bedroom detached bungalow, situated on a quiet private road, within walking distance to both the award winning beaches and local amenities on offer in Sutton on Sea. Boasting well tended and privately enclosed gardens, garage and ample off road parking, early viewing is most certainly advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
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The Property Ombudsman
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The generously proportioned and well maintained accommodation has the added benefit of solar panels; which are owned outright, renewed fibre glassed flat roofing and comprises:-

Entrance Porch
7'00" x 2'11"
Front anthracite composite door leading into the entrance porch with tiled flooring and a door to the:

Hallway
11'11" x 8'05"
With access to the loft, a fitted airing cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems and doors to:

Reception Room
11'09" x 26'00"
Light and airy space benefiting featuring dual aspect windows and fitted with an electric feature fireplace set in a feature surround, TV aerial and sliding patio doors to the:

Sun Room/Bedroom 3
7'08" x 20'03"
Benefiting from triple aspect windows, double opening 'French' doors to the garden, tiled flooring, radiator and wall lighting. The sun room could be utilised as a further third bedroom if required.

Kitchen/Dining Room
12'00" x 13'10"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, double electric oven, space for a freestanding under-counter fridge, space for an under-counter freezer, two fitted storage cupboards, space and plumbing for a washing machine, space for a slimline dishwasher, inset spot lighting and ample space for a dining table.

Rear Porch
6'08" x 3'09"
With dual aspect windows, a uPVC cladded ceiling, tiled flooring and a uPVC door to the rear garden.

Bedroom 1
11'10" x 10'09"
Spacious double bedroom with a picture window to rear aspect, built in storage and a TV aerial.

Bedroom 2
11'09" x 11'10"
Spacious double bedroom benefiting from triple aspect windows and fitted with a built in storage cupboard.

Bathroom
8'05" x 6'11"
Fitted with a four piece suite, set out in a wet room design, comprising a mains fed shower, panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls and an extractor fan.

Driveway
Paved driveway leading underneath a car port, providing off road parking for multiple vehicles.

Garage
8'11" x 19'02"
With an electric roller door, side uPVC pedestrian door, rear window, power and lighting. The garage also houses the wall mounted consumer unit.

Outside WC
5'05" x 3'03"
Fitted with a WC with cistern lever.

Gardens
To the rear of the property you will find a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, timber decked area presenting a well maintained timber summerhouse and dotted around the garden; a variety of well established plants, shrubs and trees.

Tenure
Freehold.

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.

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.





















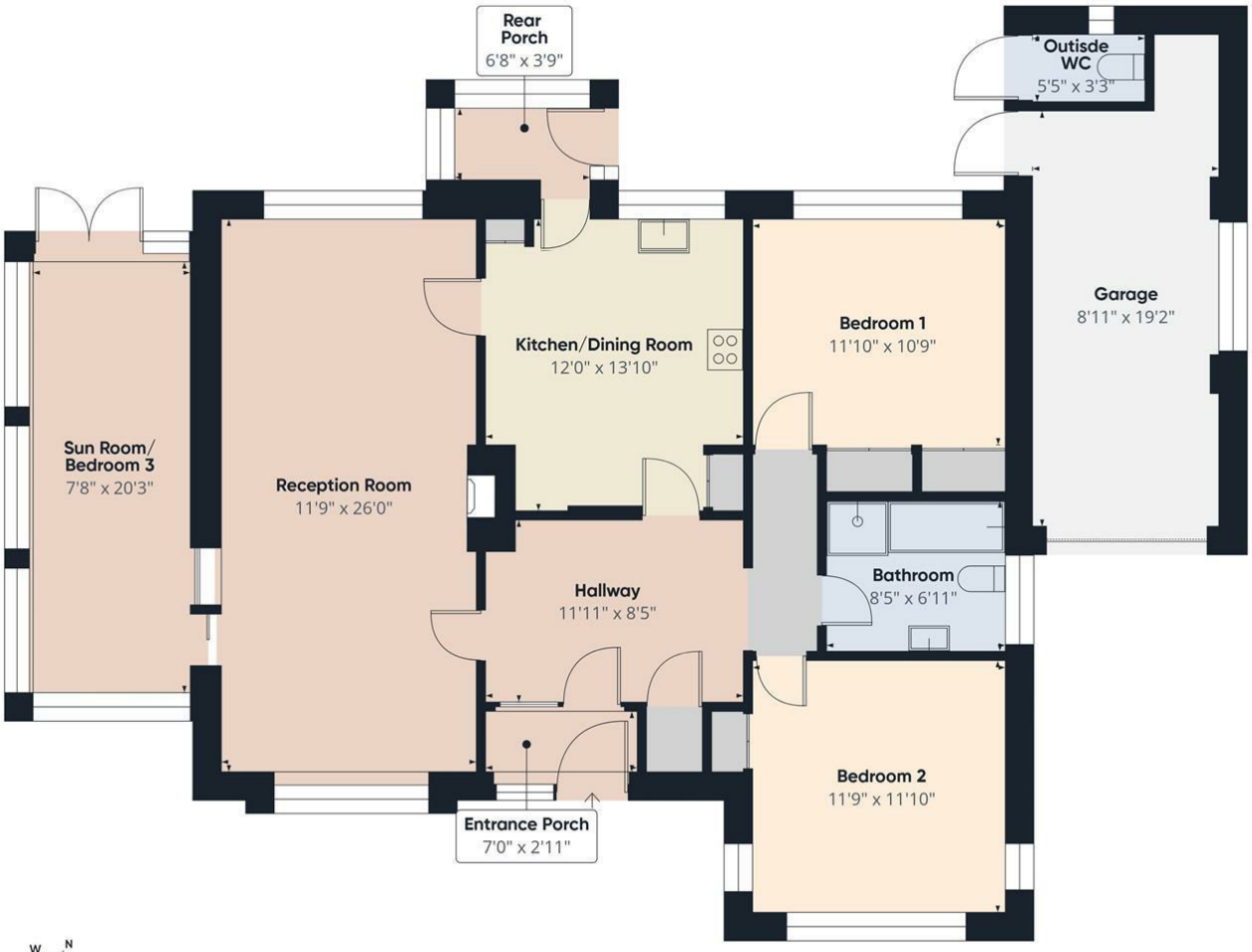












Approximate total area(1)

1397 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 along the High Street and turn left at the mini roundabout. The property can be found on your right hand side; down Farm Close; opposite the Co-op.

