



CHOICE PROPERTIES

Estate Agents

74 Huttoft Road,
Sutton-On-Sea, LN12 2QY

Price £299,950



Choice Properties are delighted to offer for sale this most spacious three bedroom detached house, ideally situated moments away from the local amenities and golden sandy beaches of Sutton-On-Sea. Standing proudly in generous gardens, offering ample living space and offered with no onward chain, early viewing is certainly advised!

Benefitting from uPVC double glazing and gas central heating, this spacious accommodation comprises:

Entrance Hall

4'6" x 3'5"

uPVC front entrance door. Leading into:

Reception Room

13'2" x 11'9"

Light and airy reception room with dual aspect windows. Fireplace set in feature surround with wooden mantle. Telephone point. TV aerial point. Radiator.

Dining Room

13'3" x 9'3"

With ample space for a dining table. Dual aspect windows. Radiator. Staircase to the first floor landing. Wall mounted thermostat controls.

Kitchen

7'3" x 11'10"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with separate hot and cold taps over, space for freestanding oven, plumbing and space for a washing machine, wall mounted 'Worcester' combination boiler. Part tiled walls.

Pantry

7'7" x 4'2"

Fitted with shelves and providing space for a large freestanding fridge/freezer. Wall mounted electric consumer unit.

Rear Porch

4'10" x 3'9"

With uPVC door and polycarbonate roof.

First Floor Landing

With doors to:

Bedroom 1

13'2" x 11'8"

Spacious double bedroom. Radiator.

Bedroom 2

10'4" x 9'2"

Double bedroom with built in wardrobes and dressing table. Radiator.

Bedroom 3

7'7" x 8'1"

Radiator. Fitted storage cupboards.

Bathroom

7'1" x 5'11"

Fitted with a three piece bathroom suite comprising a panelled bath tub, pedestal wash hand basin and wc. Part tiled walls. Radiator.

Driveway

Double opening low-level timber gates open on to the paved driveway providing off road parking.

Gardens

This impressive property stands proudly in a generous plot, surrounded by lawned gardens which are privately enclosed by timber fencing to the boundaries.

Tenure

Freehold

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

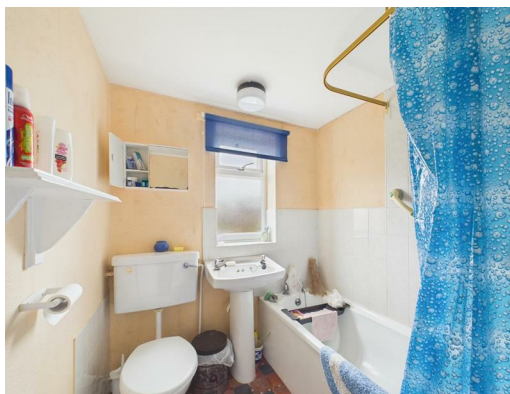
Making An Offer

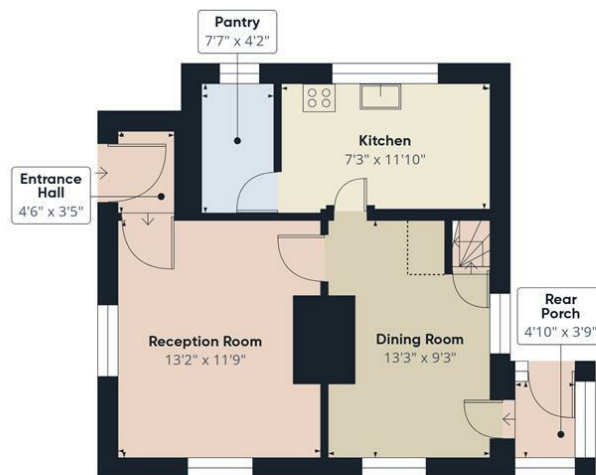
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

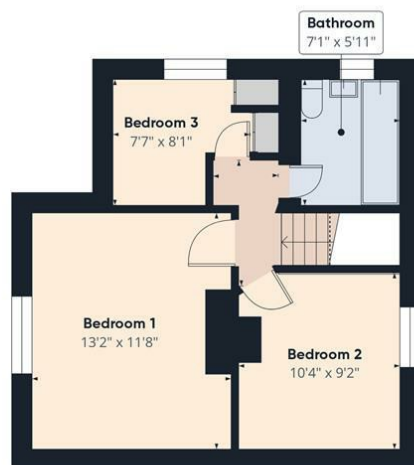
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Floor 0



Floor 1



Approximate total area⁽¹⁾

782 ft²

Reduced headroom

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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, turn left at the mini roundabout and continue along Station Road past the primary school. Number 74 can be found a short drive along on the right hand side, just after the turning for St Francis Gardens.

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		

