CHOICE PROPERTIES

Estate Agents

28 The Sidings, Sutton-On-Sea, LN12 2SJ

Price £299,950

Choice Properties are pleased to offer for sale this generously proportioned and beautifully maintained two bedroom detached bungalow; situated in a quiet residential position within Sutton on Sea, only a short walk to the local amenities, golden sandy beaches and the 'Acre Gap' walk. With the further benefit of the addition of a sizeable Sunroom to the rear; early viewing is most certainly advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Benefiting from a mains gas central heating system and uPVC double glazing through, the well laid out accommodation comprises:-

Kitchen
10'10 x 9'1
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, double integrated oven, integrated microwave, integrated fridge/freezer, serving hatch through to the dining room and a uPVC door to the sunroom.

Reception Room
15'05" x 13'07"
Light and airy reception room, box bay window to the front aspect, radiator and set in an open plan design with the:

Dining Room
9'09" x 9'01"
Providing ample space for a dining table with sliding patio doors through to the:

Sunroom
18'8 x 8'9
Benefiting from triple aspect windows, a solid uPVC roof with two glass panels for natural light, tiled flooring, a side uPVC door to each of the two side aspects and wall lighting.

Hallway
4'6 x 12'7
Access to the loft, radiator, doors leading to:

Bedroom 1
11'4 x 9'1
Double bedroom, radiator, double glazed window to the rear aspect.

Bedroom 2
11'1 x 9'2
Double glazed window to the front aspect, radiator.

Bathroom
6'11 x 5'11
Three peice suite comprises, low level wc, vanity sink basin with a mixer tap, panelled bath, mermaid board throughout, towel radiator.

Driveway
Block paved driveway providing off road parking for several vehicles.

Garage
Electric up and over door, power and lighting.

Gardens
Sitting on a generously sized corner plot, the front and side gardens are mostly laid to lawn with beds laid with shingle and low levelled privet hedging to the boundaries. The side garden further benefits from a larger plot; currently featuring a raised planter bed and being used for a wild garden.

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber sheds, with power and planter beds to the boundaries.

Tenure
Freehold.

Viewing arrangement
Viewing by Appointment through Choice Properties. Tel 01507 443777.

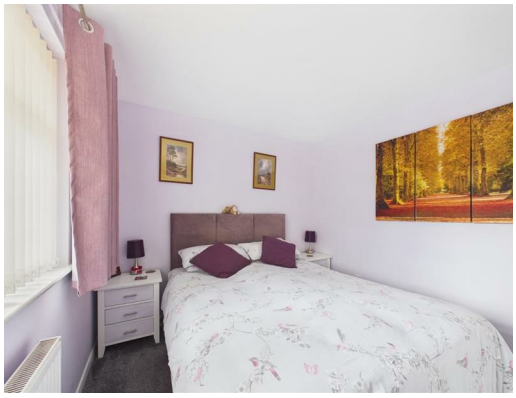
Opening hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

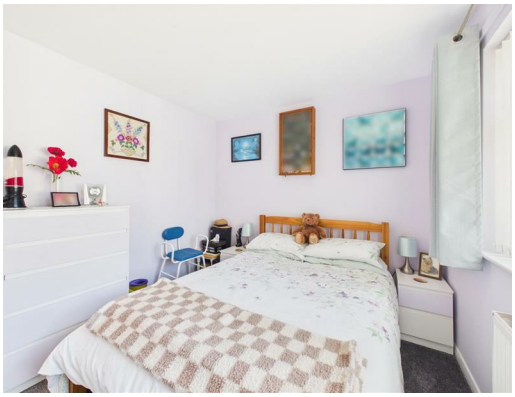
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

970 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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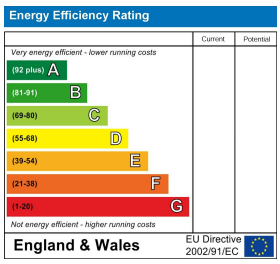
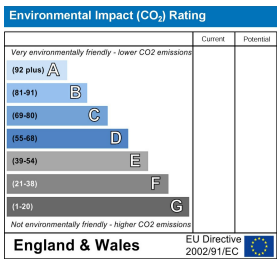
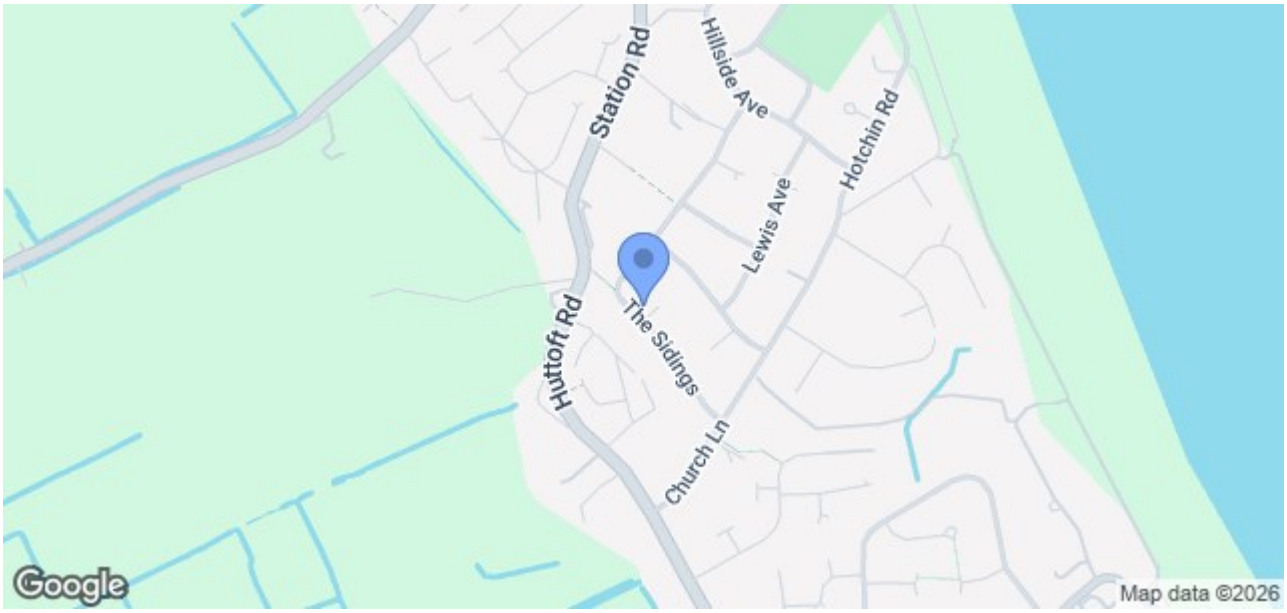
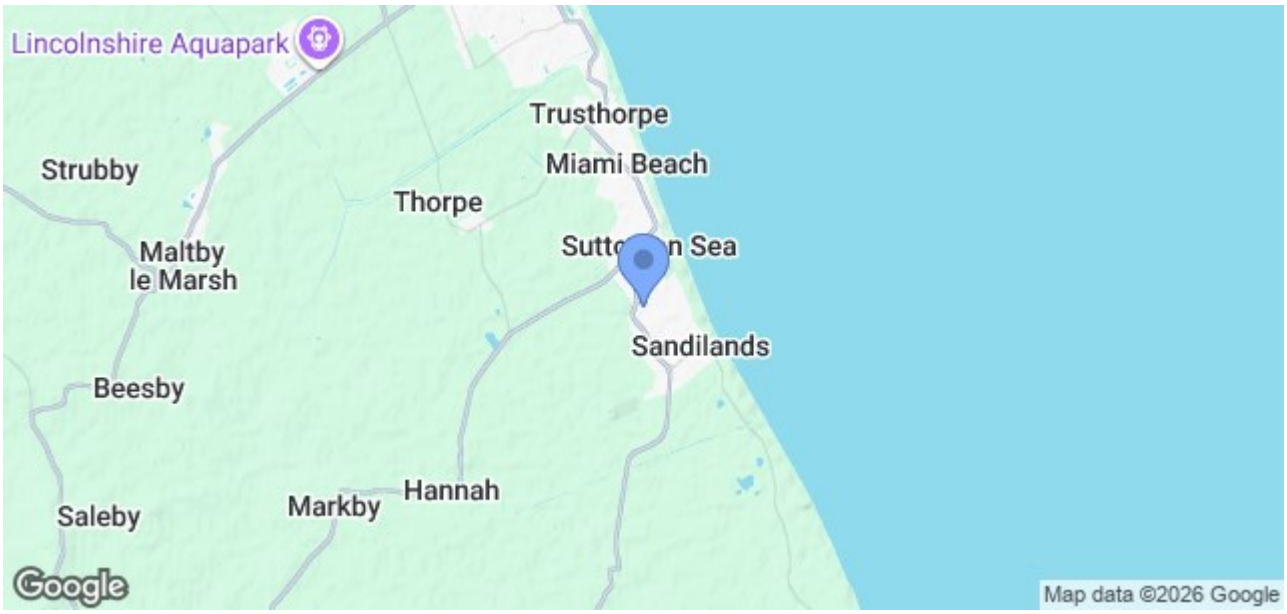
Directions

From our Sutton on Sea office head along the High Street, in the direction of the seafront, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way which leads to The Sidings. 28 The Sidings can be found a short distance on your left.