CHOICE PROPERTIES

Estate Agents

61 Camelot Gardens, Sutton-On-Sea, LN12 2HP

Price £235,000

Choice Properties are pleased to offer for sale this two bedroom detached bungalow situated on the ever sought after and quiet residential road of Camelot Gardens; only a short walk from both the local amenities and beaches of Sutton on Sea. Boasting beautiful and privately enclosed gardens, 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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The generously proportioned accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall
4'07" x 5'00"
Front uPVC door leading into the entrance porch with a built in double storage cupboard and folding doors to the:

Reception Room
18'05" x 14'04"
Light and airy reception room benefiting from double aspect windows and fitted with wall lighting, a TV aerial and telephone point. Door to:

Hallway
With loft access, a built in storage cupboard with shelving and doors to:

Kitchen
8'01" x 11'00"
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 induction hob with extractor hood over, integrated electric oven, space and plumbing for a washing machine, space for a freestanding fridge/freezer, laminate flooring and partly tiled walls.

Sun Room
8'09" x 19'00"
With a front and rear uPVC door to the gardens, triple aspect windows and a TV aerial.

Bedroom 1
10'01" x 12'00"
Spacious double bedroom with laminate flooring and a picture window to rear aspect.

Bedroom 2
8'00" x 9'10"
Double bedroom with laminate flooring and a picture window to rear aspect.

Shower Room
7'01" x 4'03"
Fitted with a three piece suite comprising a large shower enclosure with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly mermaid boarded walls and an extractor fan.

WC
4'10" x 6'07"
Fitted with a WC with dual flush button and hand wash basin with mixer tap; both set into vanity and the WC also features a cupboard housing the wall mounted combination boiler; supplying both the central heating and hot water systems.

Driveway
Paved driveway providing off road parking.

Garage
17'09" x 8'08"
With an up and over door, power and lighting, side pedestrian door and side window.

Outside Store
5'07" x 12'03"
With power and lighting.

Gardens
To the rear and side of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The gardens feature an abundance of well established plants and shrubs and further benefits from a timber summerhouse, useful timber shed, raised planter beds and a paved patio seating area.

Tenure
Freehold

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

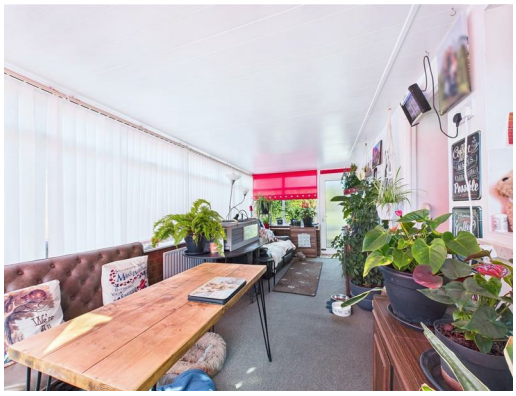
Opening hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.

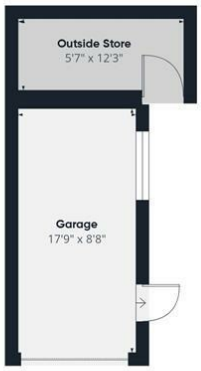
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1085 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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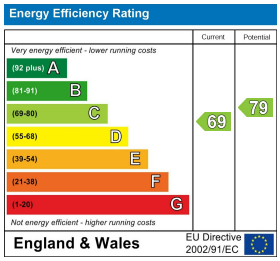
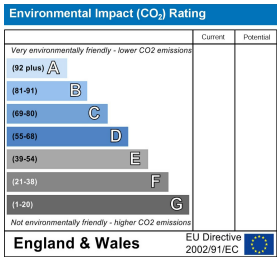
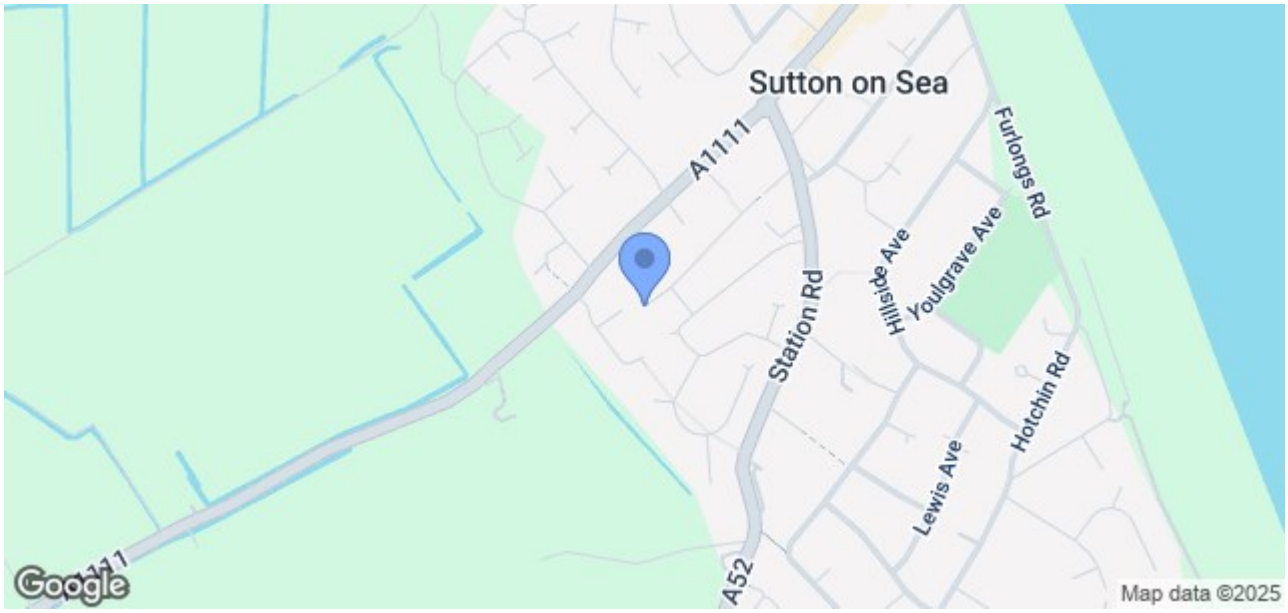
Directions

From our office head right along the High Street. Turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right.