CHOICE PROPERTIES
Estate Agents

2 St. Francis Walk, Huttoft Road, Sutton-On-Sea, LN12 2TH

Reduced To £265,000

It is a pleasure for Choice Properties to bring to the market this most spacious two bedroom (one en-suite) detached bungalow situated only a short walk from the local amenities and golden sandy beaches of Sutton on Sea. Offering a a sizeable plot, integral garage, a generously proportioned layout and ample off road parking, early viewing is most certainly advised, with the property further benefiting from no onward chain.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
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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 well maintained accommodation benefits from a gas central heating system and comprises:

Hallway
7'09" x 4'03" extending to 3'01" x 16'10"
uPVC front door leading into the 'L' shaped hallway featuring a built in storage cupboard, double built in storage cupboard with railing, built in airing cupboard; housing the hot water cylinder, wall mounted thermostat, loft access and doors to:

Kitchen/Dining Room
16'01" x 14'08"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, integrated fridge and integrated freezer, space and plumbing for a washing machine, larder cupboard, breakfast bar area, part tiling to the walls, partly tiled flooring, ample space for a dining table, sliding patio doors to the front of the property and an integral door leading to the garage.

Reception Room
18'00" x 13'07"
Benefiting from double opening 'French' doors to the garden and fitted with an electric feature fireplace set in a marble effect hearth and surround with feature mantle, wall lighting and a TV aerial.

Bedroom 1
12'00" x 13'00"
Remarkably spacious double bedroom benefiting from sliding patio doors out in to the garden and featuring a TV aerial and door to:

En-suite Shower Room
9'08" x 4'09"
Fitted with a four piece suite comprising a corner shower cubicle with electric 'Galaxy' shower over, pedestal hand wash basin with mixer tap, bidet with mixer tap and WC with dual flush button, tiled flooring and tiling to the walls.

Dressing Room
12'00" x 8'04"
Featuring a fitted triple wardrobe with three sets of double sliding doors and an opening to Bedroom 1.

Bedroom 2
11'02" x 10'04"
Spacious double bedroom with a built in double wardrobe with double opening doors.

Shower Room
7'06" x 10'00"
Set out in a wet room design with an electric 'Mira Advance' shower over, hand wash basin with mixer tap; built into vanity, bidet with mixer tap and WC with dual flush button, tiled flooring, tiling to the walls, extractor fan and inset spot lighting.

Driveway
The property benefits from an expansive block paved driveway, providing off road parking for multiple vehicles.

Garage
9'09" x 18'09"
With an electric up and over door, two side windows, rear pedestrian door, power and lighting and the garage also houses the wall mounted 'Worcester' condensing boiler, as well as the wall mounted consumer unit.

Garden
The property is fronted by low levelled hedging enclosing a beautifully maintained garden, mostly laid to lawn with an array of hedging and shingle beds to the borders.

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefiting from a variety of well established shrubs and hedging, as well as a paved patio seating area and useful timber shed.

Tenure
Freehold.

Viewing arrangements
Viewing 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 D.

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)

1319.65 ft²

(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 are based on RICS IPMS 3C standard.

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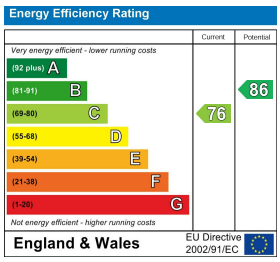
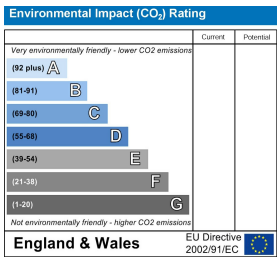
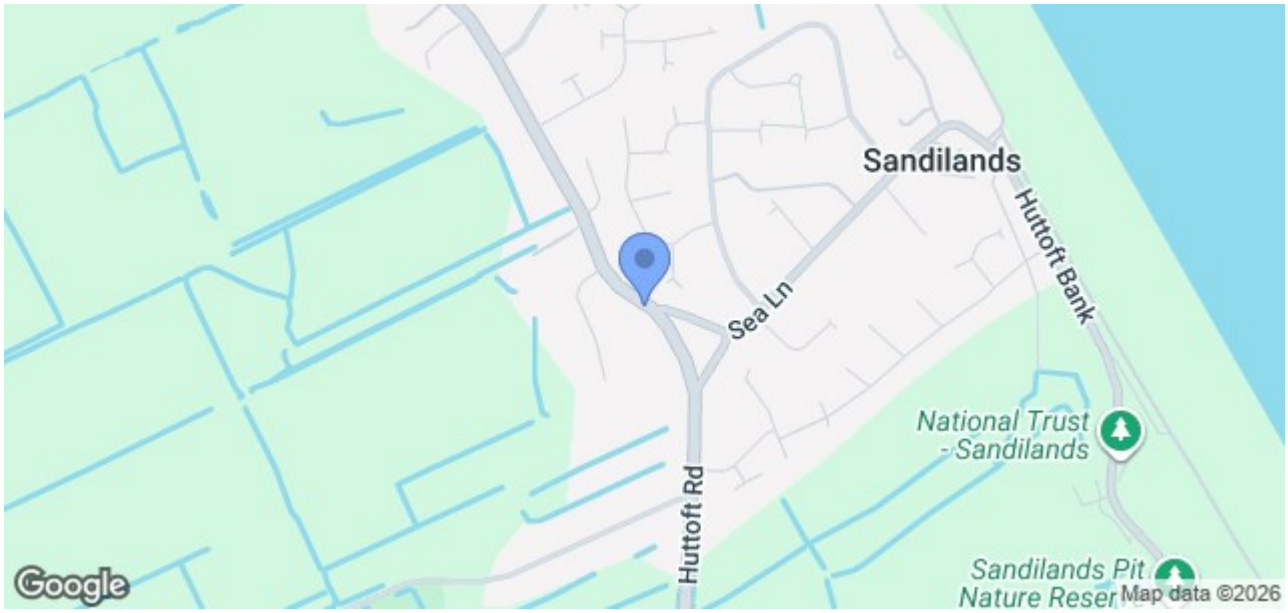
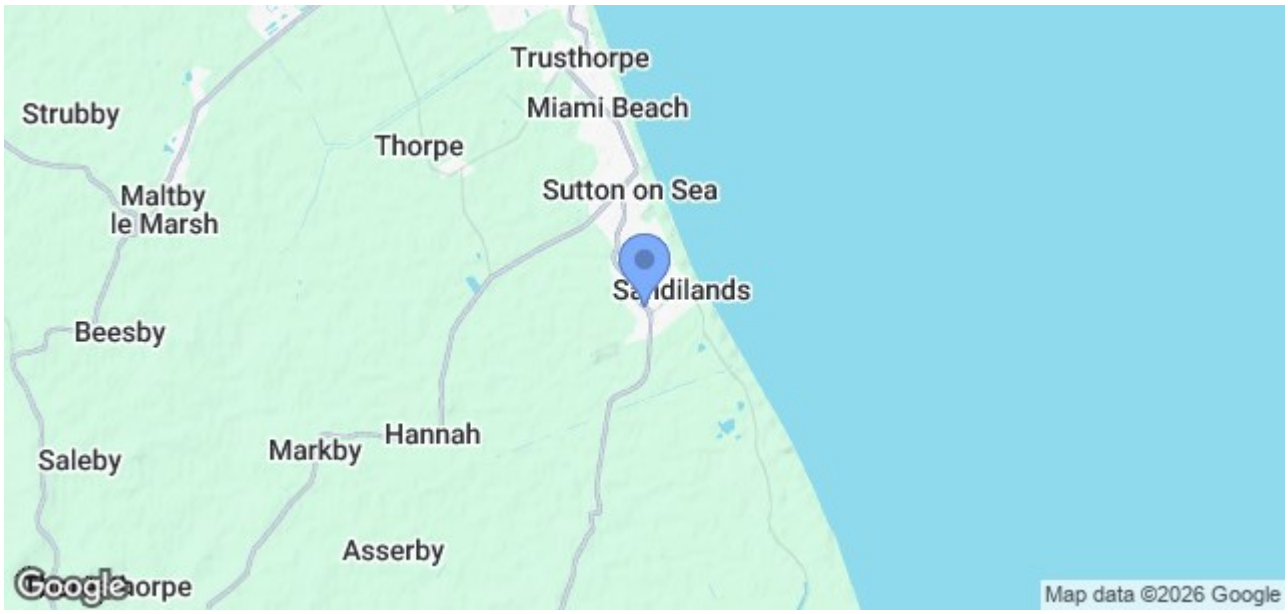
Directions

From our Sutton office head to the mini roundabout and turn left in the direction of Skegness. After passing the church; 2 St Francis Walk, can be found on your right hand side adjacent to the left hand turning into Sea Lane, Sandilands.