



# CHOICE PROPERTIES

*Estate Agents*

48 South Road,  
Sutton-On-Sea, LN12 2NE

Price £290,000



Choice Properties are delighted to bring to the market this superb and spacious two bedroom detached bungalow, perfectly positioned in the most sought after location, just a short walk from the local amenities and beach. The property further benefits from both driveway and garage and sits proudly upon an attractive and beautifully maintained corner plot. Early viewing is highly advised!

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Hallway**

Enter via uPVC double glazed door to the side aspect, abundantly light hallway, L-shaped, loft access (insulated), built in storage cupboard.

### **Reception room**

uPVC double glazed window to the front aspect, fireplace set into featured surround, TV Aerial point, telephone point, patio door to the side aspect leading out in the garden.

### **Kitchen/Dining room**

Fitted with a range of wall and base units with complimentary worksurfaces over, two bowl stainless steel sink unit with mixer tap, range cooker point with featured stainless steel extractor hood over, plumbing for a washing machine and dishwasher, space for fridge/freezer, partly tiled walls, inset spot lights to the ceiling, uPVC double glazed window to the side aspect, wall mounted gas combination boiler (newly fitted in September).

### **Bedroom 1**

Remarkably spacious double bedroom with uPVC double glazed window to the rear aspect, wall to wall built in featured wardrobes with sliding glass doors.

### **Bedroom 2**

Remarkably spacious double bedroom with uPVC double glazed window to the rear aspect.

### **Bathroom**

Fitted with a three piece suite comprising large panelled corner bath with mains shower over, wash hand basin and w.c. set into featured vanity unit, chrome heated towel rail, tiled splash backs, chrome heated towel rail, uPVC double glazed window to the side aspect.

### **Driveway**

Gravelled driveway providing off road parking.

### **Garage**

With up and over door, power and lighting.

### **Garden**

The property sits proudly upon a beautifully maintained corner plot which is privately enclosed with timber fencing and bricked walls to the boundaries. The gardens are neatly laid to lawn and feature an abundance of established and colourful plants, trees and shrubbery throughout. There is a secluded seating area at the bottom of the garden which is perfect for relaxing in the sunshine or outdoor dining. A useful timber storage shed is included in the sale and is located behind the garage. A gate to the side of the property provides access to the front.

### **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](http://www.e-lindsey.gov.uk)

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

## **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.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

Monday - Friday: 9.00am - 5.00pm

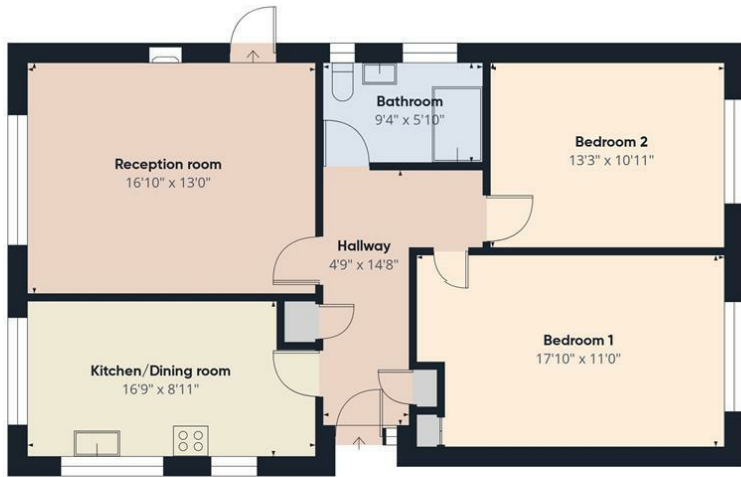
Saturday: 9.00am - 3.00pm

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<sup>m</sup>  
1021 ft<sup>2</sup>

(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 office head along the High Street, take your first right onto Braemar Road, take your first right onto Trusthorpe Road (opposite the Spar Shop) then left again onto Marine Avenue. Take your first right onto South Road and the property can be found on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

