



CHOICE PROPERTIES

Estate Agents

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

Offers Over £270,000



Choice Properties are excited to offer for sale this spacious and well maintained two/three bedroom detached bungalow, situated in a quiet residential position, only a short walk from both the local amenities and golden sandy beaches on offer at Sutton on Sea. Boasting a generously proportioned interior layout, driveway, garage and privately enclosed gardens, early viewing is advised to appreciate the beautiful home on offer.

With the added benefit of a mains gas central heating system and uPVC double glazing throughout, the beautifully maintained accommodation comprises:-

Hallway

13'8" x 4'3"

Front composite door leading into the abundantly light and bright hallway with access to the loft; which is boarded with a pull down ladder and lighting. Doors to:

Kitchen/Dining Room

9'11" x 10'8"

Fitted with a range of stylish wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated oven, integrated dishwasher, space for a freestanding fridge/freezer, tiled flooring, partly tiled walls and ample space for a dining table. Open plan design with the:

Reception Room

13'5" x 11'1"

Benefiting from double aspect windows as well as double opening 'French' doors to the garden and fitted with a TV aerial.

Bedroom 1

12'9" x 16'6"

Remarkably spacious double bedroom benefiting from dual aspect windows; including a bow window to front aspect and fitted with laminate flooring, TV aerial and a wall mounted electric feature fireplace.

Bedroom 2

10'10" x 12'6"

Double bedroom with laminate flooring and a TV aerial.

Bedroom 3

10'2" x 11'9"

Double bedroom with laminate flooring.

Bathroom

6'5" x 7'8"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled walls, tiled flooring and a heated towel rail.

Driveway

Paved driveway providing off road parking for several vehicles.

Garden

The property is fronted by a garden laid to lawn with a variety of plants and shrubs on display.

To the rear of the property you will find a privately enclosed garden, laid to lawn, and laid with paving slabs for easier maintenance, with hedging and timber fencing to the boundaries. Around the rear garden you will find an array of well established trees and shrubs and the paved patio seating area provides the perfect space for outdoor entertaining and dining.

Garage

With an up and over door, rear pedestrian door, rear window, power and lighting.

Tenure

Freehold.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 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.

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

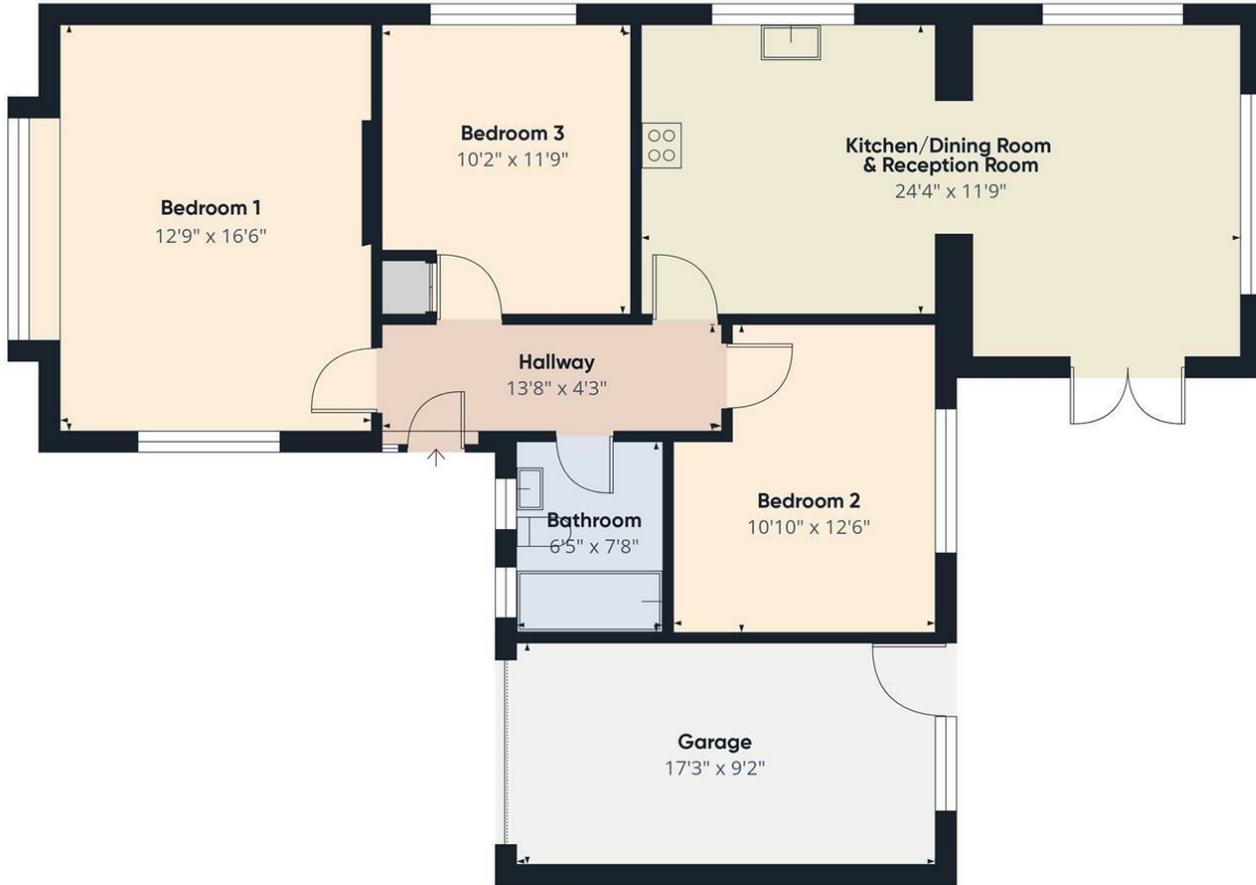
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

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^m
1038 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.

GIRAFFE360



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. 27 The Sidings can be found half way along the road on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-60) D			57
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

