CHOICE PROPERTIES

Estate Agents

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

Reduced To £249,500

Choice Properties are delighted to bring to the market this beautifully maintained two bedroom detached bungalow which benefits from an extended open plan living space. Boasting generously proportioned room sizes and a privately enclosed garden to the rear; this beautifully finished property is ideally located close to both the local amenities and the beach, so early viewing is advised.

The abundantly light and bright accommodation benefits from a main gas central heating system, double glazed uPVC windows throughout and comprises:

Entrance Porch
3'7" x 8'4"
uPVC front door leading into the entrance porch, fitted with double aspect frosted windows, a polycarbonate roof and a uPVC door leading to:

Dining Area
12'4" x 8'4"
In an open plan design with the reception room; providing ample space for a dining table and fitted with a cupboard (measuring 1'07" x 2'07).

Reception Room
16'1" x 9'8"
Light and airy reception room benefiting from an angled bay window to front aspect and featuring a TV aerial and telephone point.

Open Plan Kitchen/Dining Room
21'11" x 6'11"
Extended area 8'2" x 6'7" in an open plan design providing a kitchen and dining/additional living space; 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, space for a freestanding Range style cooker with extractor hood over, integrated washing machine, integrated bin system, integrated fridge/freezer, inset spot lighting, hot water tap, breakfast bar area, plinth lighting, two electric 'Velux' style windows with built in blinds, TV aerial, tiled flooring, underfloor heating and double opening 'French' doors to the garden.

Lobby
6'6" x 7'7"
Providing access to the loft; which is partly boarded with a pull down ladder and lighting. The loft also houses the 'Worcester' combination boiler, which was approximately fitted in 2016; supplying both the central heating and hot water systems. Doors to:

Bedroom 1
13'5" x 10'2"
Spacious double bedroom with a built in double wardrobe, single wardrobe with mirrored door, storage up and around the bed frame, a TV aerial and telephone point.

Bedroom 2
13'5" x 8'9"
Double bedroom with a picture window to rear aspect.

Shower Room
10'3" x 4'10"
Fitted with a three piece suite comprising a large walk in shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail, extractor fan and underfloor heating.

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

Garage
14'4" x 7'10"
With an up and over door, side window, power and lighting and housing the pumps for the underfloor heating, the wall mounted consumer unit and providing space for appliances.

Garden
To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features a useful timber summerhouse, gated access to both sides of the garden as well as an array of raised beds displaying a variety of plants and shrubs.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

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.

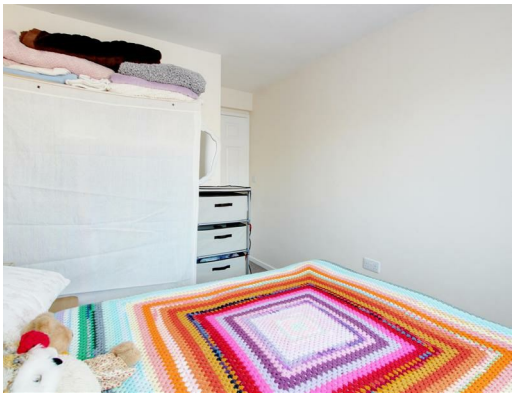
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

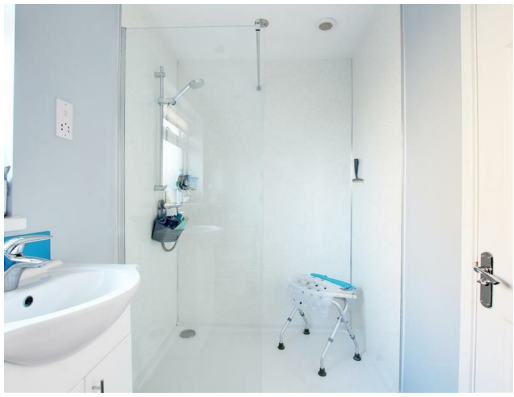
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.

IT'S GIN O'CLOCK

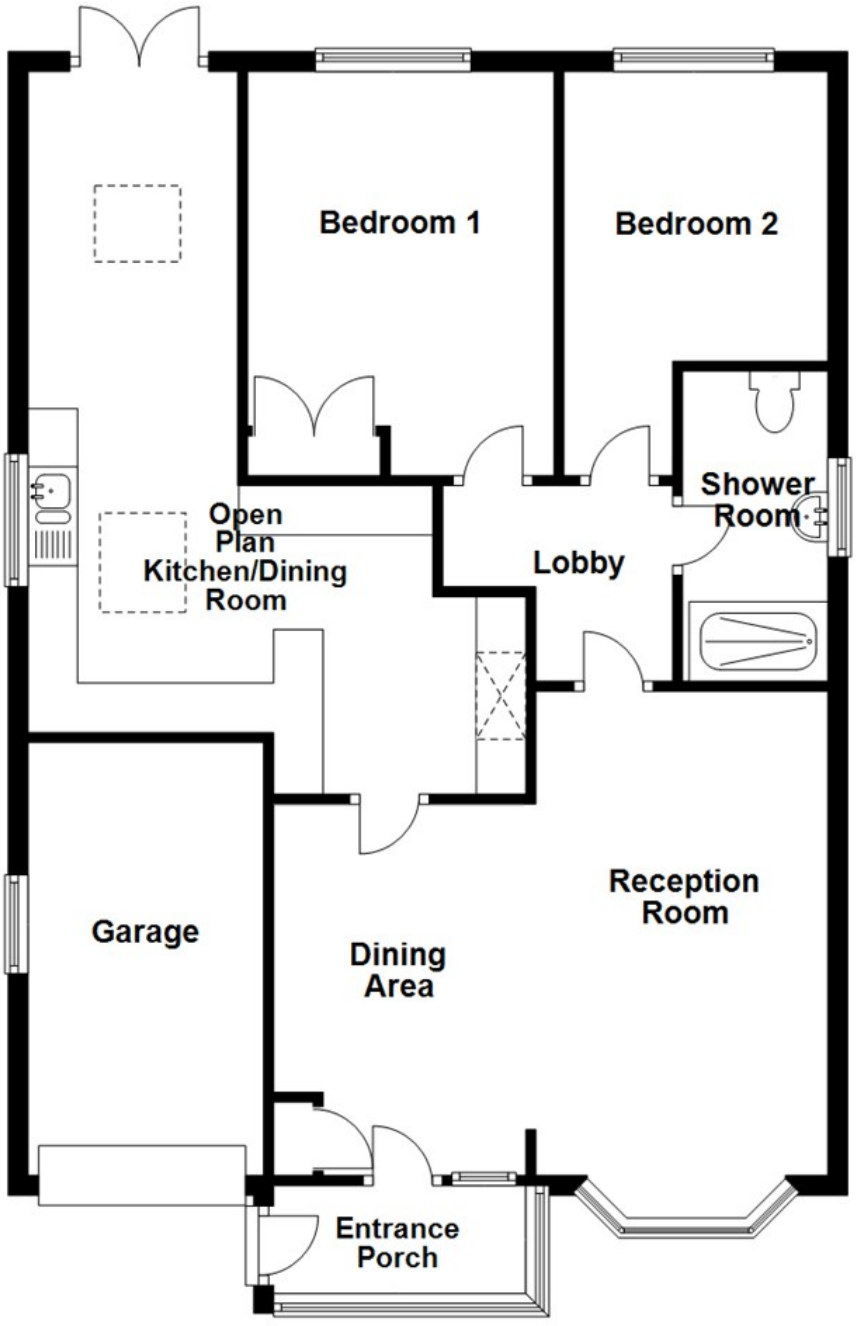
GIRL CAVE





Ground Floor

Approx. 93.2 sq. metres (1002.9 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

Directions

From our Sutton on Sea office head South on the A52 to Sutton on Sea. After you pass through the High Street in Sutton on Sea turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right.