CHOICE PROPERTIES

Estate Agents

# 3 Honeysuckle Close, Sutton-On-Sea, LN12 2ST

Price £290,000

Choice Properties are delighted to bring to the market this three bedroom detached bungalow, situated on an expansive cornet plot with beautifully maintained wrap around gardens. The bungalow further benefits from both driveway with garage, large shed/workshop and is being offered with no onward chain. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

**Hallway**
3'6" x 16'9"
L-shaped hallway, wall mounted thermostat controls, loft access, built in storage cupboard.

**Reception room**
12'1" x 15'2"
uPVC double glazed window to the front aspect, feature fireplace, TV Aerial point, telephone point.

**Kitchen/Dining room**
9'11" x 12'2"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, cooker point with extractor over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, wall mounted fuse box, pedestrian door to the side aspect leading into:-

**Sun room**
11'10" x 8'9"
With uPVC double glazed windows to three aspects, polycarbonate roof, uPVC double glazed window to the side aspect leading out into the garden.

**Bedroom 1**
9'11" x 12'10"
Spacious double bedroom with uPVC double glazed window.

**Bedroom 2**
8'9" x 11'7"
Double bedroom with uPVC double glazed window.

**Bedroom 3**
6'10" x 8'6"
Single bedroom with uPVC double glazed window.

**Bathroom**
5'10" x 7'1"
Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, w.c., partly tiled walls, uPVC double glazed window.

**W.C.**
9'11" x 3'2"
Fitted with a two piece suite comprising wash hand basin and w.c., uPVC double glazed window, partly tiled walls.

**Driveway**
Paved driveway providing off road parking for several vehicles.

**Garage**
16'11" x 9'6"
With up and over door, power and lighting.

## Garden
The bungalow sits proudly upon a stunning corner plot with beautifully maintained wrap around gardens. The gardens are privately enclosed with timber fencing to the boundaries and are adorned with an abundance of established plants, fruit trees (plum, pear and apple) and shrubbery throughout. There is a spacious paved patio seating area which is perfect for soaking up the sunshine or dining alfresco. Within the gardens are a timber summerhouse, greenhouse and spacious storage shed/workshop measuring (17'6'' x 5'6''). A gate to the side 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

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

## 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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 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.

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

**Floor 0** Building 3

**Approximate total area**(1)

1128 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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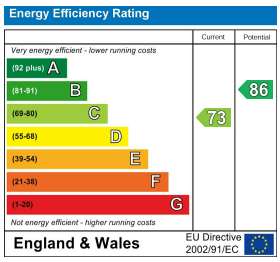
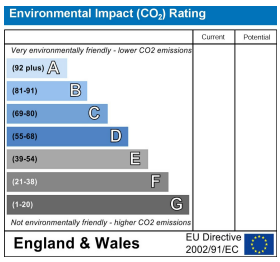
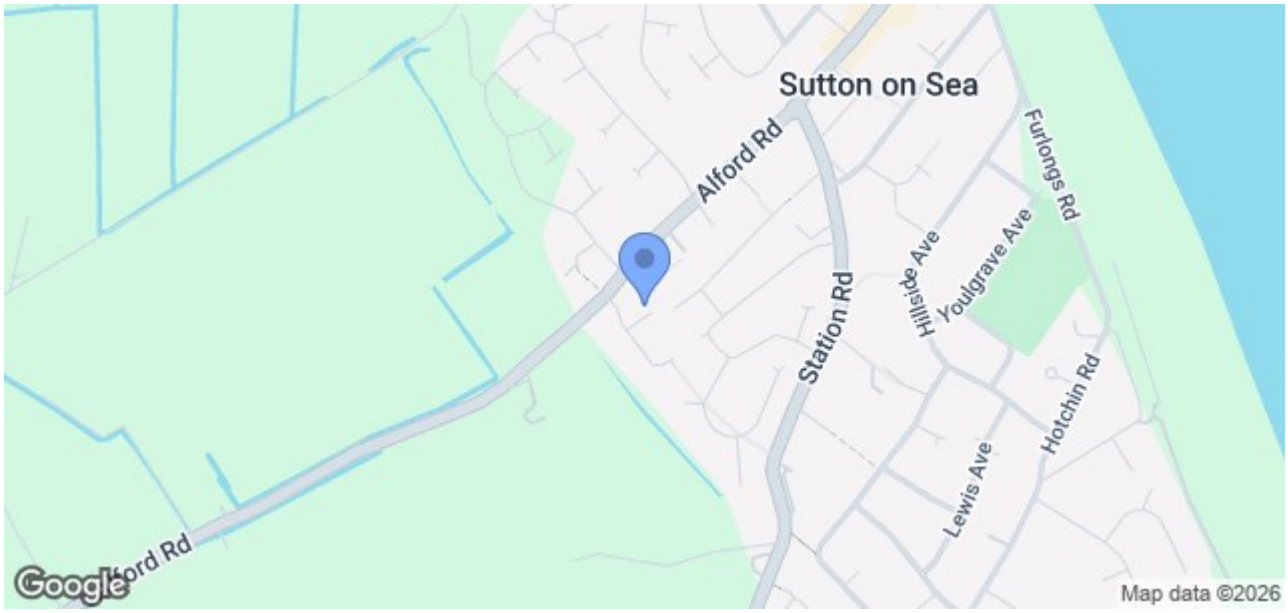
# Directions

From our Sutton On Sea office head along the High Street towards the mini roundabout and carry on straight across the roundabout onto Alford Road. Take your second turning on your left onto Honeysuckle Close. Then turn left and number 3 can be found at the bottom on your left hand side.