



CHOICE PROPERTIES

Estate Agents

The White Bungalow Furlongs Road,
Sutton-On-Sea, LN12 2JL

Price £320,000



Nestled on Furlongs Road in the charming coastal village of Sutton-On-Sea, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this spacious home is ideal for those seeking a peaceful retreat by the sea.

The property boasts a prime location, just a short stroll from the beautiful beach and the vibrant high street, where you can enjoy local shops, cafes, and amenities. The inviting atmosphere of the area makes it a wonderful place to live.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well presented internal accommodation comprises:-

Front entrance door to:

Porch

Door to entrance hallway

Entrance Hallway

Fitted cloaks cupboard with inset radiator. Radiator. Access to the loft area. Programmer controls for the central heating and hot water. Double doors to:

Living Room

3 radiators. Gas fire set in feature marble surround. Wall and centre lighting.

Kitchen

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Gas cooker point. Extractor hood. Plumbing for dishwasher. Spot lighting. Door to:

Utility Room

Fitted work surfaces. Stainless steel sink unit. Plumbing for washing machine. Door leading out to the rear patio garden.

Bedroom 1

Bay window. Three Radiators. Fitted wardrobes and dresser unit.

Bedroom 2

Fitted wardrobe. Radiator. Door to:

En-suite shower room

Shower enclosure with mixer shower, wash hand basin and w.c. chrome heated towel rail. Fully tiled walls. Extractor fan.

Bedroom 3

Radiator. Fitted wardrobes.

Shower Room

Large shower enclosure with mixer shower, wash hand basin, w.c. and bidet. Chrome heated towel rail. Fully tiled walls. Extractor fan. Electric wall mounted heater.

Driveway

Carport

Garage/Workshop

Up and over garage door. Rear personal door. Power and lighting. Gas boiler which supplies the central heating and hot water. Gas meter. Electric consumer unit.

Gardens

To the front/side of the property are gravelled gardens with feature planting. To the rear is a privately enclosed block paved patio garden.

Council Tax

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.

Tenure

Freehold

Arranging a viewing

Viewing by Appointment through Choice Properties, Sutton-On-Sea, Tel 01507 443777

Opening Hours

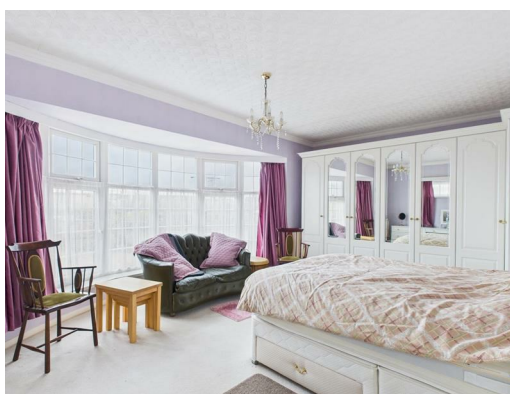
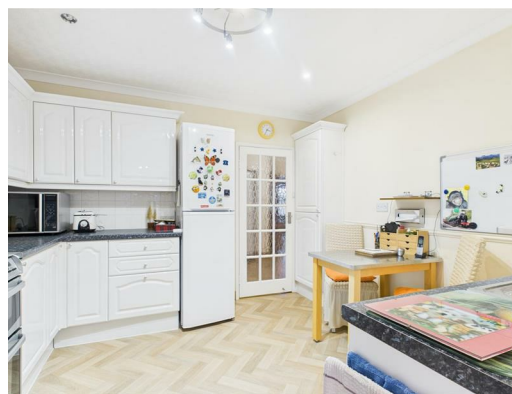
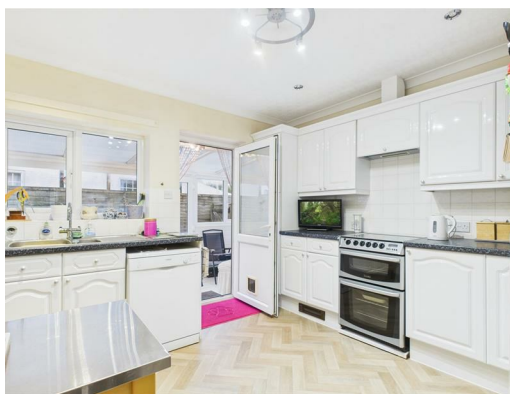
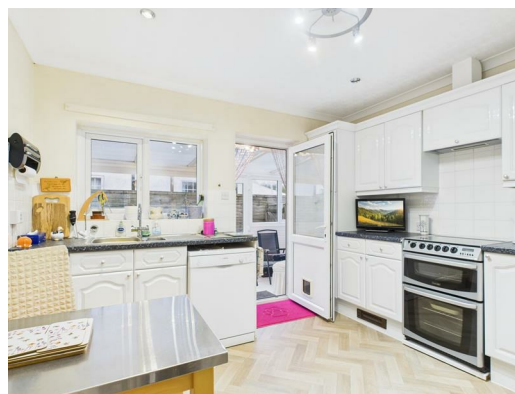
Monday to Friday 9.00 a.m. to 5.00 p.m.

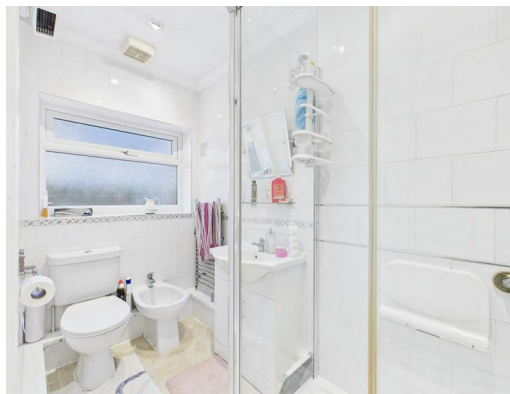
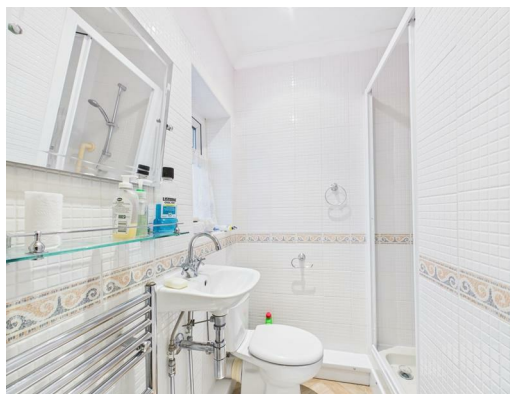
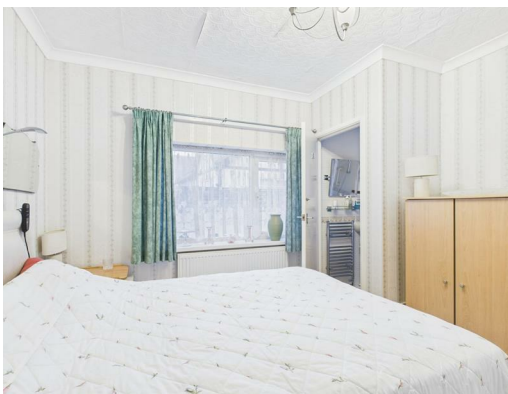
Saturday 9.00 a.m. to 3.00 p.m.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

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.







(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.

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Directions

From our Sutton on Sea office take a left along the High Street then right onto York Road. Continue for a short way and the property can be found on your right hand side at the corner with The Broadway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

