



# CHOICE PROPERTIES

*Estate Agents*

Sunnybrook, 40 Kent Avenue,  
Theddlethorpe, LN12 1QE

Reduced To £230,000



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow, located on the outskirts of Theddlethorpe within short distance to both the local amenities and award winning golden sandy beaches. Offering a generously proportioned layout, ample off road parking, garage and well tended gardens to the front and rear, early viewing is most certainly advised to appreciate what is on offer.

Benefiting from oil fired central heating and solar panels; which are owned outright privately, the generously proportioned accommodation comprises:-

### **Entrance Hall**

3'00" x 13'07"

Front uPVC door leading into the entrance hall; which provides loft access and doors leading to:

### **Reception Room**

13'10" x 11'10"

Light and airy reception room, benefiting from a bow window to front aspect and fitted with log burning stove, set in a tiled surround, with a rustic wooden mantle, TV aerial and laminate flooring.

### **Kitchen/Diner**

13'00" x 12'04"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for a dishwasher, space for a freestanding fridge/freezer, tiled flooring and partly tiled walls, ample space for a dining table, wall mounted electric feature fireplace and doors to:

### **Utility Area**

5'07" x 7'10"

Fitted wall and base units with worktops over, further appliance space including plumbing for a washing machine, space for fridge freezer, space for tumble dryer, oil central heating boiler.

### **Sun room**

5'05" x 14'08"

Featuring double aspect windows, laminate flooring and a rear uPVC door leading to the:

### **Covered Seating Area**

10'11" x 7'06"

Timber covered seating area, with a polycarbonate roof and decked flooring.

### **Bedroom 1**

10'11" x 11'09"

Spacious double bedroom with a TV aerial.

### **Bedroom 2**

8'10" x 12'02"

Spacious and extended double bedroom with a TV aerial.

### **Shower Room**

5'10" x 5'08"

Fitted with a stylish three piece suite comprising a corner shower cubicle with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, heated towel radiator and inset spot lighting.

### **Driveway**

Paved driveway providing off road parking for multiple vehicles.

### **Garage**

Detached garage with an up and over door, a window to both side aspects, power and lighting.

## **Garden**

Large double opening timber gates privately enclose and lead into the front gardens, which are laid to lawn with a selection of raised planter beds to display an array of plants and shrubs. To the rear you will find a further privately enclosed area, paved and laid with shingle for ease of maintenance. The rear garden further features an array of well established shrubbery as well as benefiting from a large decked seating to enjoy any outdoor activities, dining or to simply soak in the sun.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 01507 472016

## **Opening Hours**

Opening hours - Mon-Fri 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**

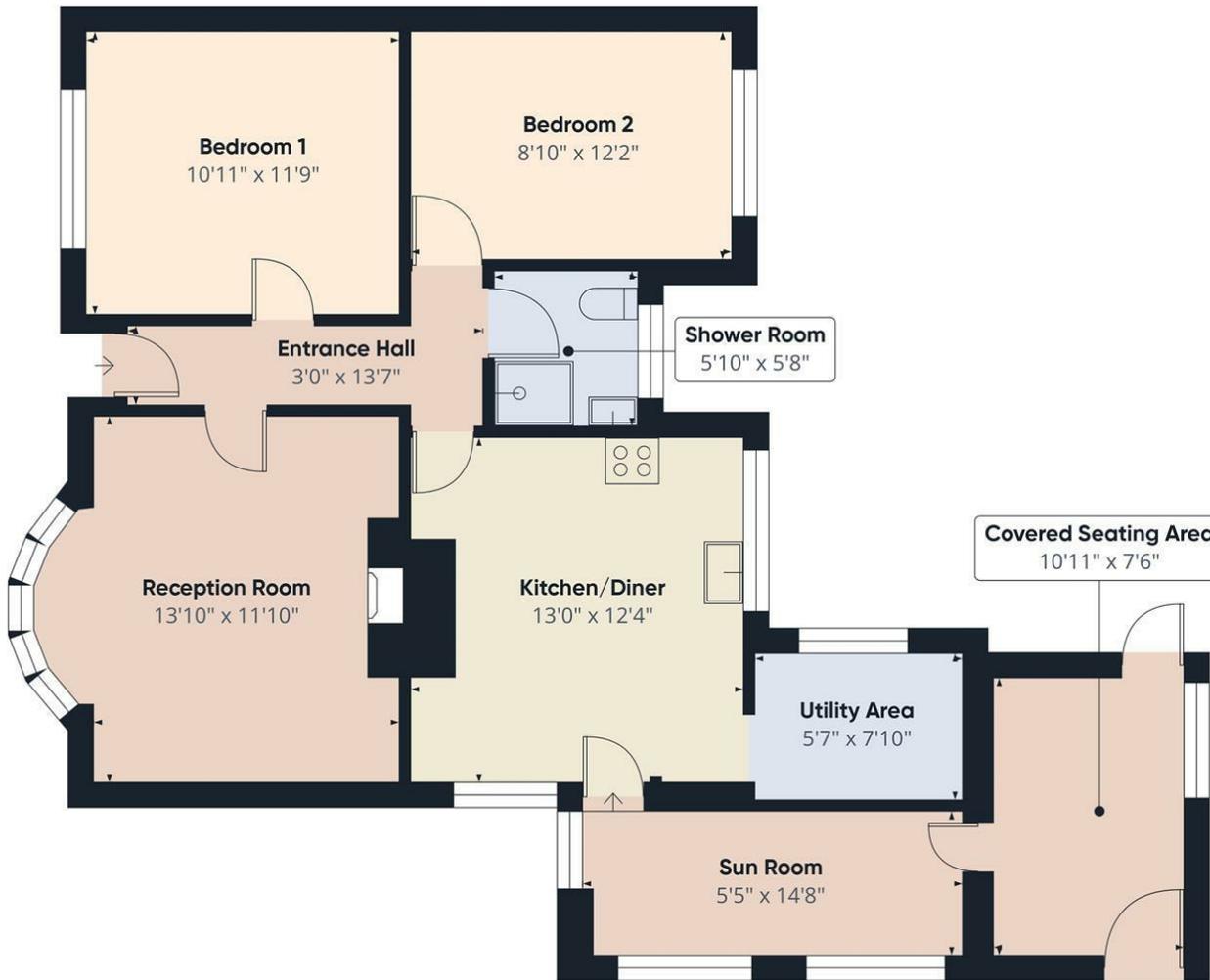
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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<sup>(1)</sup>  
851 ft<sup>2</sup>

(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 Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road and keep on this road, at the end near the Seal Sanctuary the road bends to the left, this is where Kent Avenue begins and 'Sunnybrook' can be found on your right hand side before the crossroads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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 <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	

