CHOICE PROPERTIES
Estate Agents

30 Park View, Sutton-On-Sea, LN12 2NT

Price £325,000



Choice Properties are excited to bring to the market this generously proportioned two bedroom detached bungalow with a garage and conservatory, located in the sought after location of Park View, only a stones throw away from the local amenities and our award winning sandy beaches.
Early viewing is advised to see the space this property has to offer!

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
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Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance Porch
4'10" x 2'7"
uPVC door leading into the entrance porch. Wood flooring.

Hallway
4'11" x 16'1"
Wood flooring throughout.
Fitted loft hatch and coat cupboard with doors accessing;

Reception Room
18'9" x 12'11"
Light and airy reception room, letting in plenty of light with triple aspect windows.
There is wood flooring throughout with a gas feature fireplace in situ.
Two radiators.

Bedroom 1
11'10" x 14'10"
Large double bedroom, built in wardrobes. Radiator

Bedroom 2
11'10" x 12'11"
Double bedroom. Radiator.
Housing the consumer unit.

Shower Room
5'10" x 7'9"
Laminate flooring, dual flush WC, pedestal sink, with mixer tap.
Mains fed corner shower cubical with tiled walls.
Radiator.

Separate WC
2'11" x 7'5"
Laminate flooring, Dual flush WC, sink and vanity with mixer tap.

Kitchen/Dining Room
10'10" x 18'9"
A range of of eye level units, integrated double oven and dishwasher.
1.5 stainless steel sink and drainer
Electric hob and extractor fan, space for a free standing fridge-freezer.
Airing cupboard housing the i-mini boiler and wood flooring throughout.

Conservatory
9'10" x 7'11"
French doors leading into the garden.
Tiled flooring throughout.

Garage
10'1" x 19'10"
Light and power, electric roller door and back door with access to the garden.

Garden and Driveway
Patio and grassed area to the rear of the property with timber fence surround, with access to the garage.
Access gates at both sides of the property.
Concrete drive with parking for several cars and partly shingled frontage with an array of shrubs.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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
Please call our Sutton On Sea office on 01507 443777 to arrange a viewing.

Tenure
Freehold.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.















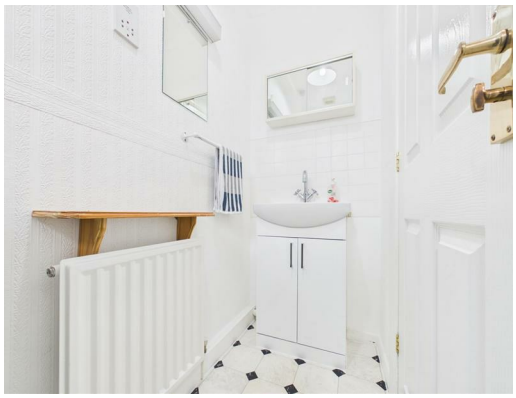



































30
Park View



Approximate total area(1)

1286 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.

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Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road, now take your next right on to Park View and immediate right again. Number 30 can be found at the start of the road on the corner.

