CHOICE PROPERTIES

Estate Agents

19 South Road, Sutton-On-Sea, LN12 2NE

Price £220,000



Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow, occupying a pleasant residential position close to the local amenities and the award winning golden sandy beaches of Sutton on Sea. Benefitting from well kept, low maintenance gardens, off road parking and offered with no onward chain, early viewing is certainly advised!

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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Benefitting from uPVC double glazing and gas central heating, this spacious accommodation comprises:

Entrance Hall
uPVC entrance door. Two built in storage cupboards. Radiator. Doors to:

Kitchen
15'6" x 9'0"
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine and dishwasher, cooker point. Space for small table. Space for freestanding fridge/freezer. Built in storage cupboard. Part tiled walls. Radiator. Side uPVC door leading to the covered porch area which provides access to the garage, driveway and garden.

Reception Room
16'10" x 10'9"
Light and airy reception room with gas fire set in feature surround. TV aerial point. Radiator. Sliding patio doors leading to:

Conservatory
8'7" x 17'3"
With pitched polycarbonate roof and double opening patio doors leading to the garden. Radiator.

Bedroom 1
12'9" x 9'11"
Spacious double bedroom with fitted wardrobes. Radiator.

Bedroom 2
10'8" x 10'0"
Double bedroom with built in storage cupboard. Radiator.

Shower Room
6'9" x 5'9"
Fitted with a white three piece suit comprising a shower enclosure with electric shower, pedestal hand wash basin and wc. Tiled walls and flooring. Radiator.

Driveway
A gravelled driveway to the side of the property provides ample off road parking and provides access to the garage.

Garage
22'0" x 10'10"
With electric up and over door, side pedestrian access door, power and lighting.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. This well kept, low maintenance garden features an area laid to lawn, a resin patio area, a gravelled area perfect for pots and a useful greenhouse and timber shed.

Tenure
Freehold.

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

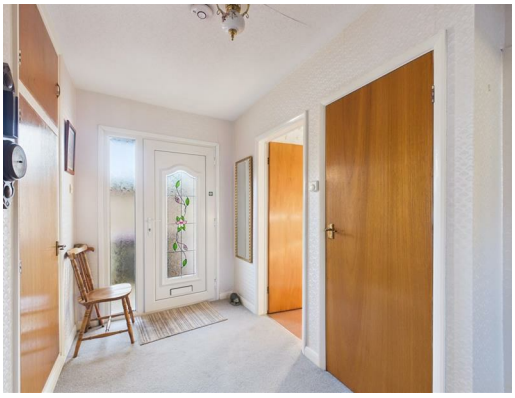
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements
By appointment through Choice Properties on .

Opening Hours
Monday - Friday: 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.

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.













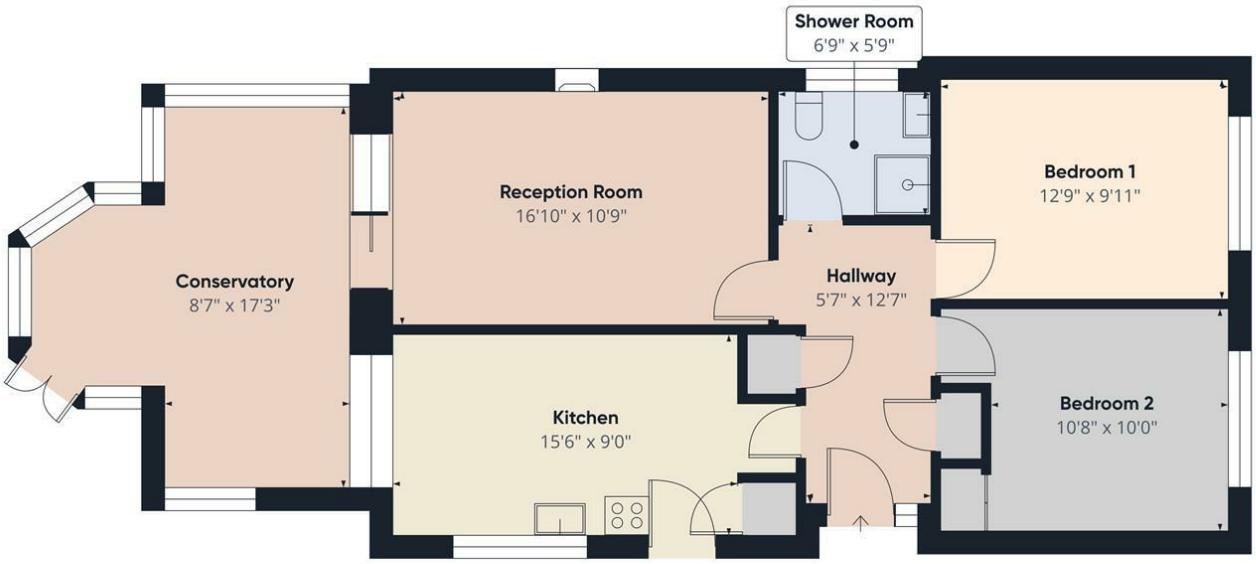










Approximate total area(1)

913 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.

GIRAFFE360

Floor 0 Building 1

Directions

From our office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left onto Marine Avenue. Take your first right onto South Road and the property can be found a short drive along on your left hand side.

