



CHOICE PROPERTIES

Estate Agents

17 Hillside Avenue,
Sutton On Sea, LN12 2JH

Price £275,000



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow with a spacious private rear garden. This superb property is located in a sought after position and early viewing is advised.

This beautifully presented bungalow has the benefit of Gas Central Heating and UPVC Double Glazed windows and doors. The spacious internal accommodation consists of :-

Front entrance door to:

Porch

4'2" x 5'8"

Tiled floor. Door to:

Entrance Hall

18'8" x 5'8"

Radiator. Smoke alarm. Storage cupboard. 'Hive' programmer and thermostat control for the central heating.

Bedroom 1

12'2" x 12'0"

Radiator.

Bedroom 2

11'0" x 11'9"

Radiator. Fitted wardrobes.

Wet Room

5'5" x 8'8"

Shower area with electric shower. Wash and basin and w.c. set in vanity unit. Panelled walls. Chrome heated towel rail. Extractor fan. Spot lighting.

Lounge

17'7" x 11'9"

Wood burner set in feature recessed fireplace with tiled surround. Wall and centre lighting. Radiator. Double doors leading to:

Dining Room

9'11" x 12'2"

Radiator. Door leading out to the rear garden.

Kitchen

11'11" x 12'0"

Modern fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and hob. Breakfast bar. Spot lighting. Access to the loft area. Tiled floor. Fitted cupboard housing the gas combination boiler which supplies the central heating and hot water. Door to:

Utility

6'5" x 9'9"

Plumbing for washing machine and dishwasher. Fitted work surfaces. Sliding door leading out to the rear garden.

Sun Room

Power and lighting.

Driveway

Garage/Workshop

15'8" x 9'1"

Electric roller garage door. Stud partition used to create storage and workshop (this could be removed) Power and lighting. Gas and electric meters. Electric consumer unit. Door to sun room at the rear.

Gardens

To the front of the property are lawned gardens with feature planting fronted by a wall. To the side is gated access to the spacious privately enclosed garden which is also laid to lawn with a paved patio and feature planting. Two timber sheds.

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.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

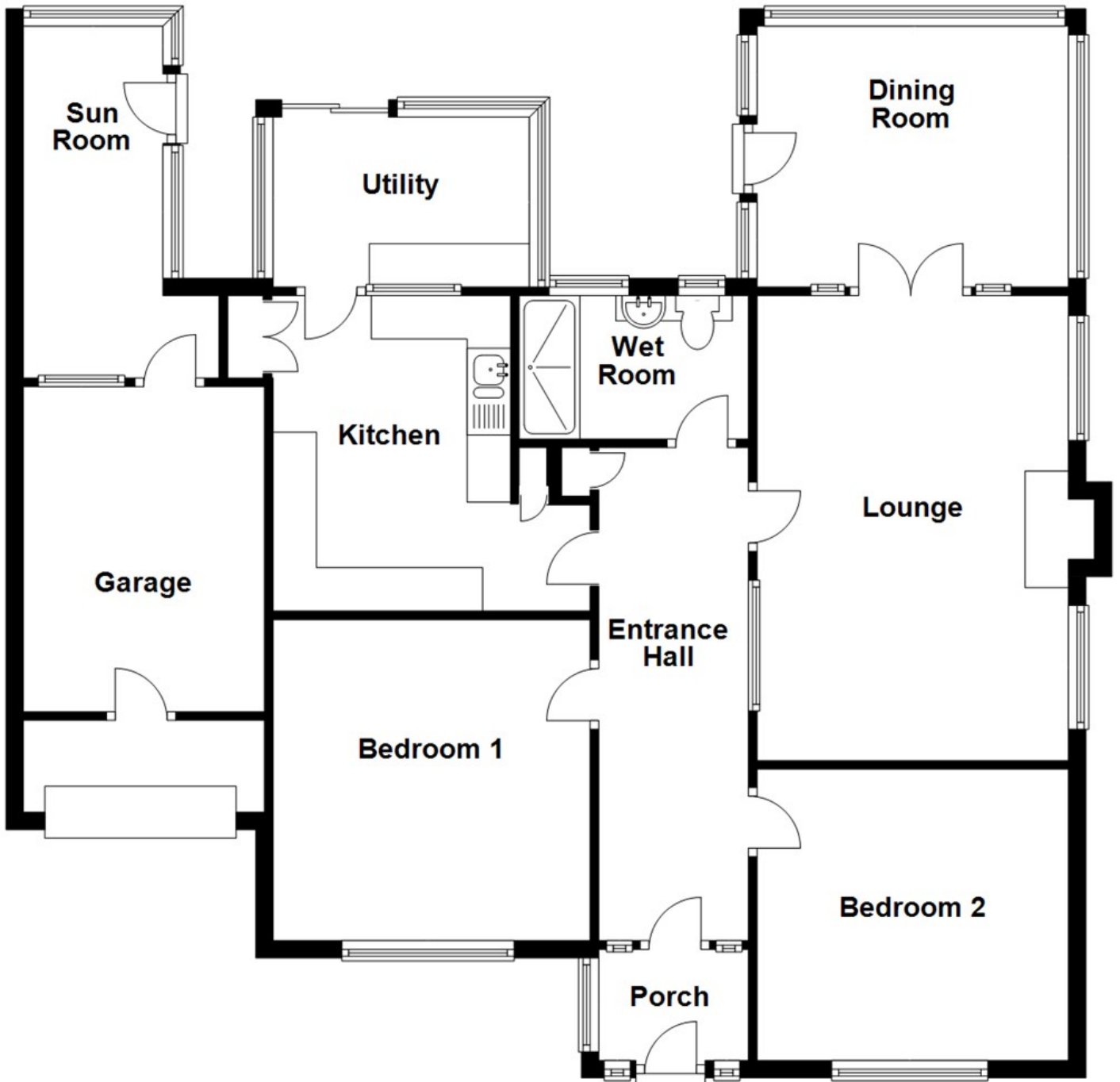
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.





Ground Floor



Directions

As you leave our Sutton on Sea office head towards the Sea Front, then take your 1st right onto York Road. Continue along this road and then take your second right-hand turning into Hillside Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			63
(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	

