



CHOICE PROPERTIES

Estate Agents

20b Church Lane,
Sutton-On-Sea, LN12 2JB

£359,950



It is a pleasure for Choice Properties to bring to the market this remarkably spacious four bedroom detached bungalow, situated in the most sought after location, just a short distance from Sutton's beautiful beaches and all the local amenities. The bungalow further benefits from spacious driveway with garage, and stands proudly upon beautiful and well tended gardens. Viewing is highly advised and please note there is no onward chain.

Offering generously proportioned rooms throughout and a flexible layout, the beautifully presented and abundantly light and bright accommodation comprises:-

Entrance Porch

4'1" x 5'9"

With composite entrance door with featured glass panels to either side, door to:-

Entrance Hall

Spacious L-Shaped hallway, wall mounted alarm system, thermostat controls, built in storage cupboard housing the wall mounted 'Viessman' combination boiler, double built in storage cupboard providing ample storage space, loft access - with double insulation, radiator.

Reception Room

15'3" x 15'9"

Bright and airy reception room with floor to ceiling windows to the front aspect, wood burner set into featured surround, TTV Aerial point, telephone point.

Kitchen

10'6" x 12'6"

Fitted with a range of stylish wall and base units with worktops over, two bowl resin sink unit with drainer and stainless steel mixer taps, range cooker with featured stainless steel extractor hood over, space for freestanding fridge/freezer, partly tiled walls, integral washing machine, wall mounted 'LOPTRONIX' heater, door to the rear aspect leading into:-

Conservatory

13'11" x 12'9"

Triple aspect windows, solid roof, two radiators, sliding doors to the side aspect leading into the stunning rear garden, French double opening doors leading into bedroom 4.

Bedroom 1

12'6" x 10'8"

Spacious double bedroom, floor to ceiling windows to the front aspect, radiator.

Bedroom 2

13'8" x 10'8"

Remarkably spacious double bedroom with floor to the ceiling windows overlooking the rear garden, radiator.

Bedroom 3

10'6" x 10'6"

Spacious double bedroom with window overlooking the rear garden, radiator.

Bedroom 4

10'6" x 8'11"

Spacious double bedroom with window to the side aspect, radiator, wall mounted fuse box.

Bathroom

9'4" x 8'3"

Fitted with a four piece suite comprising panelled bath with mixer taps, large walk in shower with mains Waterfall shower over, wash hand basin and w.c. set into featured vanity unit, tiled splash backs and flooring, radiator.

WC

4'1" x 3'2"

Fitted with a two piece suite comprising w.c. and wash hand basin with mixer tap.

Driveway

Spacious driveway providing parking for ample vehicles, including a caravan/motorhome.

Hobby Room

6'11" x 7'7"

With power and lighting, lending itself to multiple uses.

Garage

17'0" x 8'5"

Up and over door, power and lighting.

Garden

To the rear of the property you will find a beautifully maintained and privately enclosed garden, with an abundance of established plants, trees and hedging throughout. There is a spacious raised decking area which is ideal for soaking up the sunshine or outdoor entertaining. A paved section in the corner of the garden is the perfect location for the hot tub.

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.

Tenure

Freehold

Viewing arrangements

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

Opening hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

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.

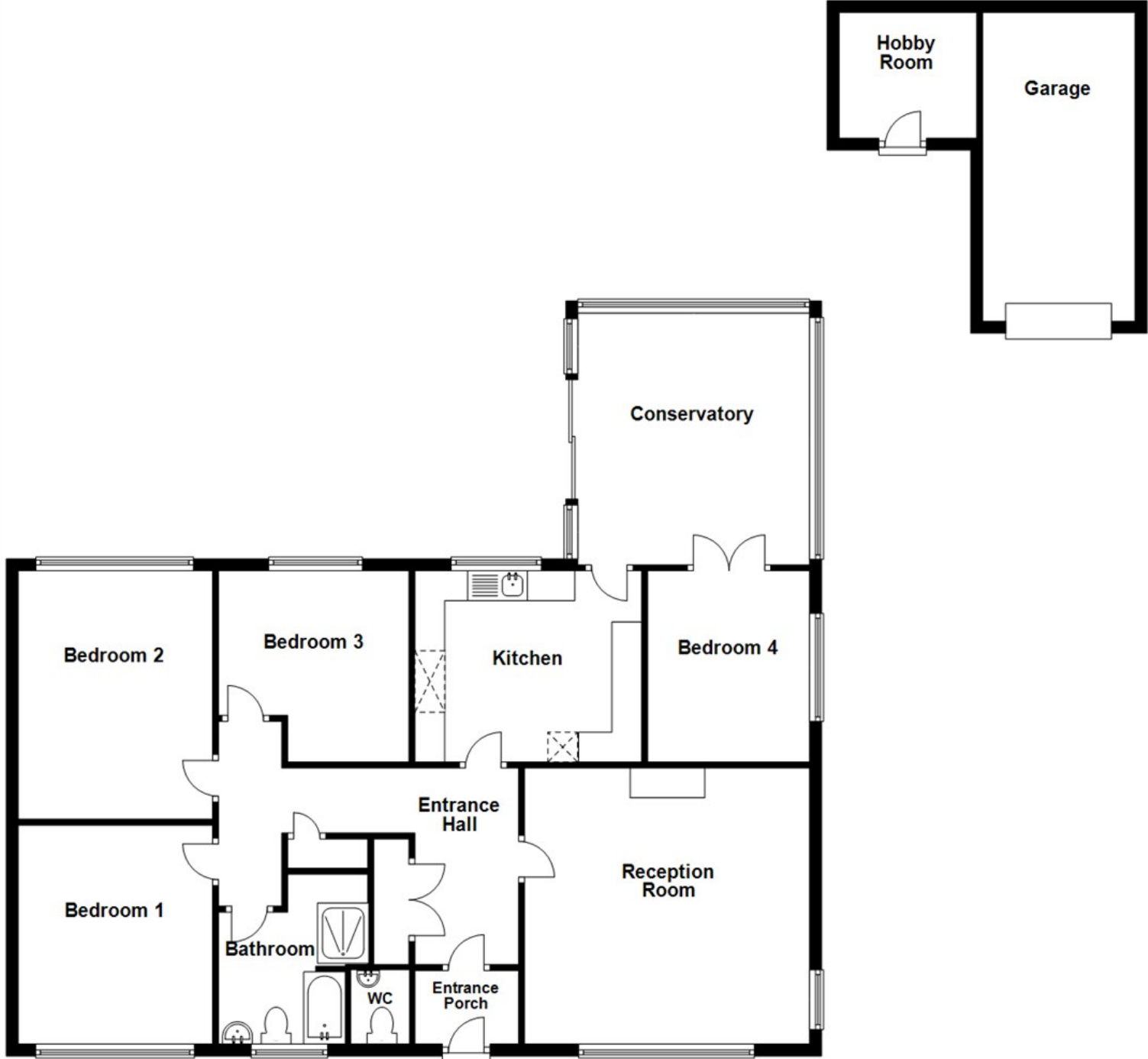
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







Ground Floor



Directions

From our office follow the High Street along to the mini roundabout. At the roundabout bear left in the direction of Sandilands. As you progress along Huttoft Road, take a left turn just before you reach the church into Church Lane and number 20B can be found a short drive along on your right hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-60) 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 | | | |
| (55-60) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

