



# CHOICE PROPERTIES

*Estate Agents*

6 Morrison Close,  
Sutton-On-Sea, LN12 2LU

Price £350,000



It is a pleasure for Choice Properties to present this most spacious three bedroom detached bungalow, occupying a pleasant, sought after residential position just moments away from the local amenities and golden sandy beaches of Sutton-on-Sea. This superb bungalow benefits from generously proportioned rooms throughout and early viewing is advised.

This impressive property benefits from gas central heating and uPVC double glazing. Internally, the property comprises:

### **Porch**

uPVC entrance door. Tiled flooring. Door to:

### **Entrance Hall**

Tiled flooring. Loft access. Two storage cupboards. Radiator.

### **Reception Room**

20'10" x 12'8"

Light and airy reception room benefitting from a bow window to the front aspect. TV aerial point. Telephone point. Electric fireplace set in brick feature surround. Two feature wall lights. Sliding door to the conservatory. Radiator.

### **Kitchen**

13'3" x 10'7"

Fitted with wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap over, integral five ring gas hob with extractor over, integral 'Hotpoint' oven and grill, integral fridge, plumbing for a washing machine. Wall mounted consumer unit. Tiled flooring. Part tiled walls.

### **Dining Room**

9'10" x 10'9"

Tiled flooring. Wall mounted 'Worcester' combination boiler. Space for dining table. Radiator.

### **Conservatory**

9'10" x 14'8"

With polycarbonate roof. Tiled flooring. Two radiators.

### **Bedroom 1**

13'3" x 9'9"

Spacious double bedroom with fitted wardrobe and bridging unit. Radiator.

### **Bedroom 2**

10'8" x 11'8"

Spacious double bedroom with fitted wardrobe and TV aerial point. Radiator.

### **Bedroom 3**

10'8" x 8'9"

Fitted wardrobe. Radiator.

### **Bathroom**

6'1" x 8'3"

Fitted with three piece suite comprising panelled bath tub with taps and shower head over, hand wash basin and wc. Tiled walls. Tiled flooring. radiator.

### **Shower Room**

5'8" x 8'3"

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, hand wash basin and wc. Tiled walls. Tiled flooring. Radiator.

### **Driveway**

Providing off road parking for multiple vehicles.

### **Garage**

17'7" x 8'10"

With up and over door, power and lighting.

## **Garden**

The property is fronted by the driveway and a small garden laid to lawn. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn but also features an attractive paved patio area and a useful timber shed. Benefiting from the corner plot, this impressive garden also features a paved area to the side which is currently used for a number of raised beds.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

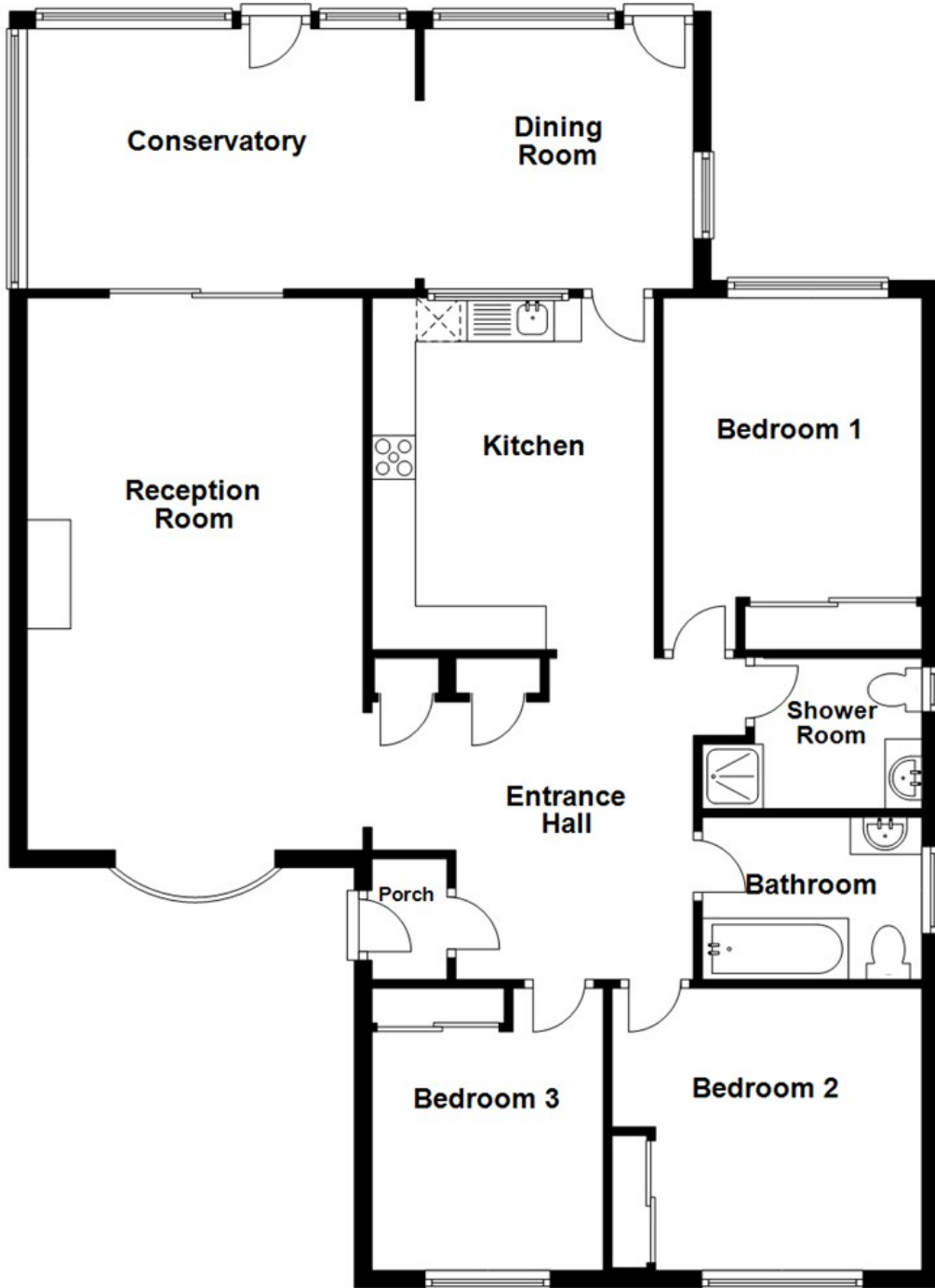
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**Ground Floor**



# Directions

From our Sutton on Sea office head right along the High Street, continue forward at the mini roundabout then take your next right into Marine Avenue West. Now take the next left on to Morrison Close.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-60) D		64	
(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			
(55-60) 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	

