



CHOICE PROPERTIES

Estate Agents

Coach House Cottage High Street,
Sutton-On-Sea, LN12 2EY

Price £124,950



Choice Properties are delighted to offer for sale this three bedroom detached cottage which is situated in a central position close to the beach, town centre and local amenities.

This spacious accommodation comprises:

Kitchen

13'9" x 7'10"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, plumbing for a washing machine. Wall mounted 'Maxol' boiler. Part tiled walls.

Reception Room

13'9" x 12'10"

Light and airy reception room. TV aerial point. Staircase to the first floor landing.

Sitting Room/Bedroom 3

13'9" x 10'10"

Fireplace set in brick feature surround.

Landing

Loft access.

Bedroom 1

13'9" x 10'0"

Spacious double bedroom.

Bedroom 2

13'9" x 7'7"

Double bedroom with built in wardrobes.

Bathroom

7'3" x 13'11"

Fitted with four piece bathroom suite comprising panelled bath with taps over, shower enclosure with mains fed shower over, hand wash basin and wc. Part tiled walls.

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 A.

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.

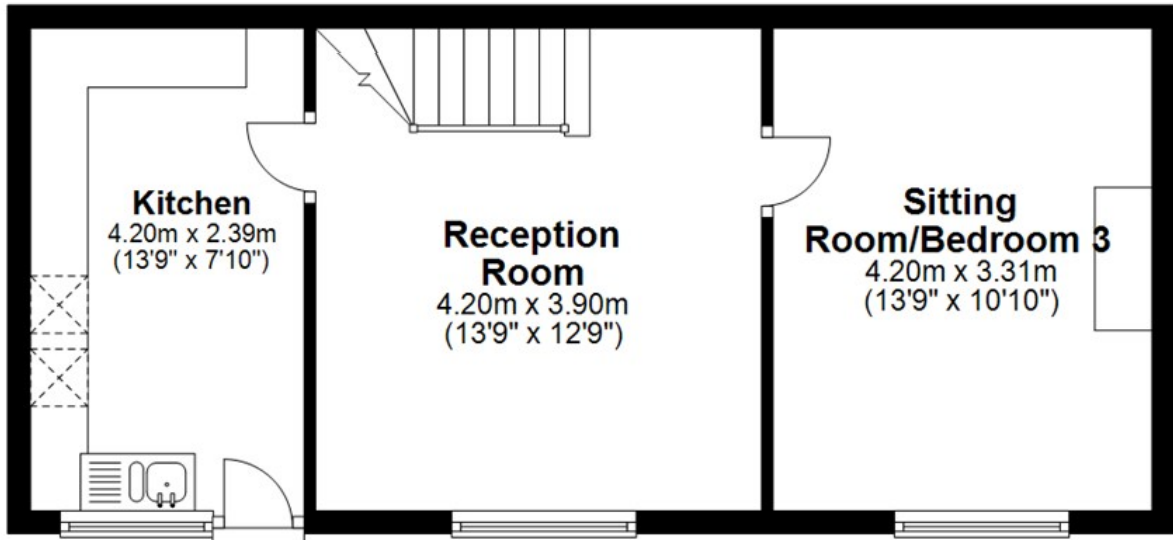
Making an offer

If you are interested in making an offer on this property please have a chat with us and

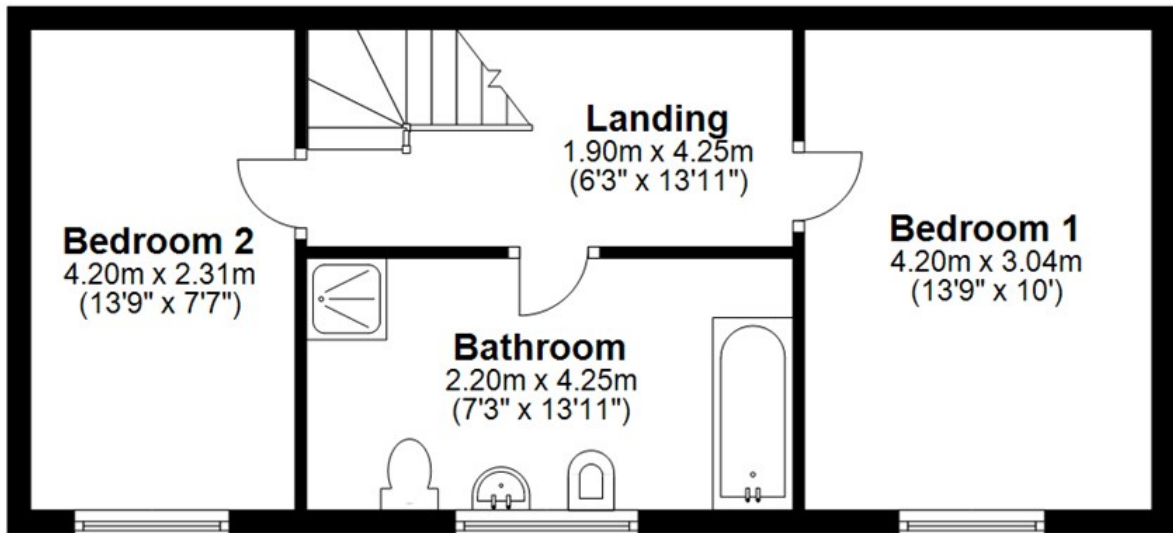
we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home 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



First Floor



Directions

Turn right out of our office on to the High Street. The property can then be found on your left hand side just past the Spar shop, through an archway behind number 21.

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

