



CHOICE PROPERTIES

Estate Agents

14 The Sidings,
Sutton-on-Sea, LN12 2SJ

Price £365,000



Choice Properties are pleased to offer for sale this immaculate and extremely well presented three bedroom detached bungalow with a spacious Lounge, large Kitchen/Diner, two Shower Rooms plus a Home Office/Gym. The property is fully modernised and is located in a sought after residential position convenient for the beach, village and local amenities.

The property has the benefit of Gas Central Heating and UPVC Double Glazed windows & doors. Internally the spacious and well appointed accommodation consists of:

Covered front entrance door to:

Entrance Hallway

6'6" x 21'7"

Radiator. Spot lighting. Access to the loft area with pull down ladder. Cupboard housing the gas combination boiler which supplies the central heating and hot water. Utility cupboard with plumbing for the washing machine and tumble dryer. Glazed double doors to the Kitchen/Diner.

Kitchen/Diner

20'5" x 11'11" extending to 14'5"

Modern fitted kitchen with a range of wall and base units and work surfaces over. Integrated electric double oven and hob with extractor hood over. Integrated dishwasher. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Spot lighting. Smoke alarm. Glazed double doors to the Lounge. Door to side. Electric consumer unit. Radiator.

Lounge

12'5" x 20'5"

Large bow window to the front. Wood burner set in feature tiled fireplace with timber mantel. Radiator. Spot lighting.

Bedroom 1

13'0" x 12'7" into wardrobes

Fitted wardrobes. Radiator.

Bedroom 2

10'10" x 11'0"

Radiator.

Bedroom 3

10'10" x 9'5"

Radiator.

Shower Room

8'2" x 7'1"

With modern fitted suite which consists of a large shower enclosure with mixer shower, twin wash hand basins and w.c. Radiator. Part tiled walls. Tiled floor. Electric shaver point. extractor fan. Spot lighting.

Shower Room 2

9'0" x 3'10"

Three piece white suite which consists of a large shower enclosure with mixer shower, wash hand basin and w.c. Chrome heated towel rail. Part tiled walls. Tiled floor. Extractor fan.

Driveway

Spacious double width driveway with gated access to the side of the property leading through to the garage and rear hard standing ideal for caravan storage.

Home office/Gym

Originally the double garage this room has been converted to create a home office/gym with double glazed sliding patio doors to the front. Power and lighting plus air conditioning.

Gardens

To the front of the property is a lawned garden with gated access to the side leading through to the spacious privately enclosed rear garden which is also laid to lawn with a paved patio area summer house, timber shed and a log store. Outside sensor lighting. Two water taps. External power points.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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 - D

Viewing Arrangements

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

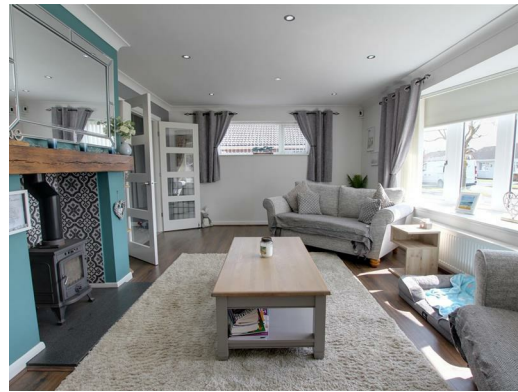
Opening Hours

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 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.

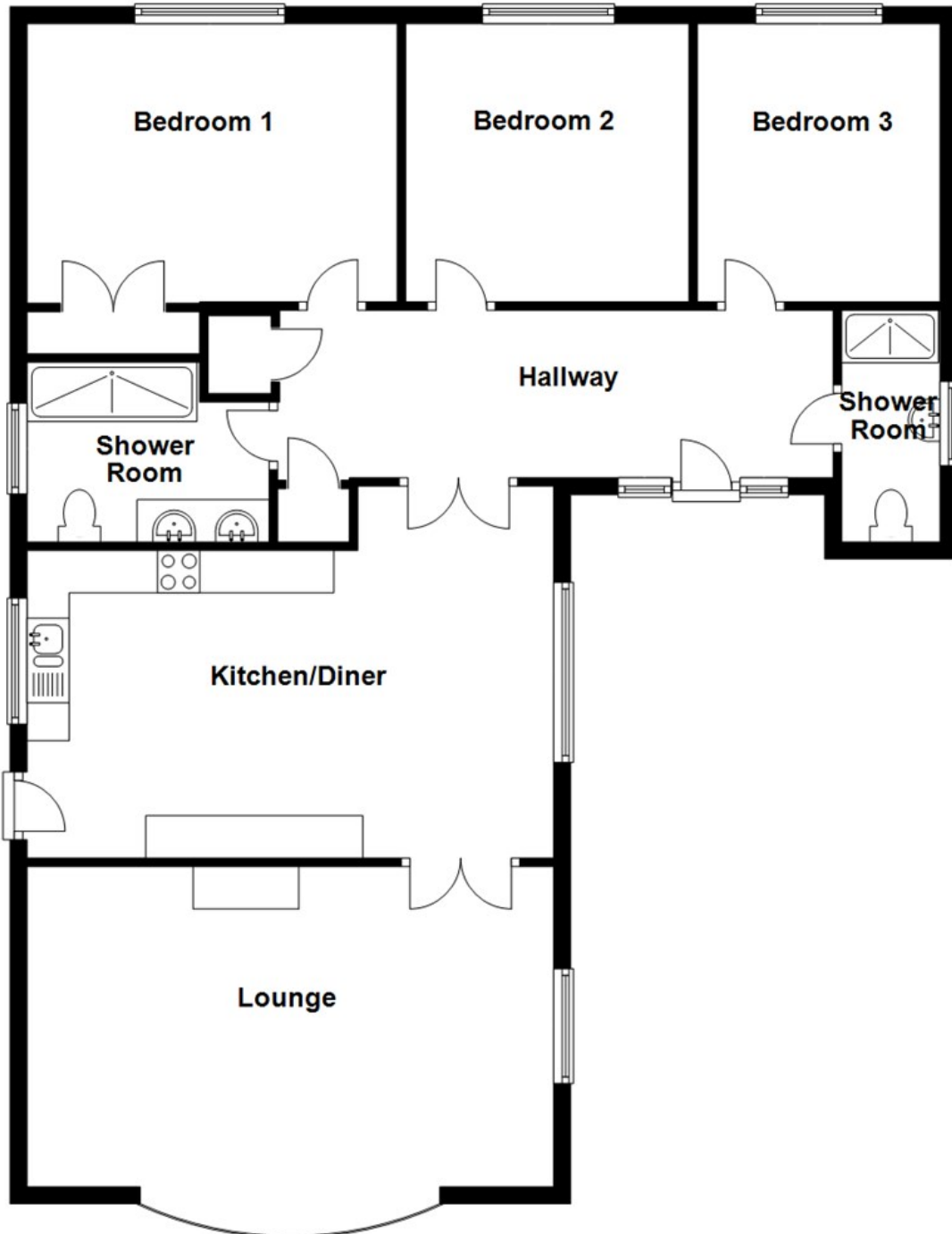
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Ground Floor



Directions

From our office head along the High Street, in the direction of the seafront, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way which leads to The Sidings. 14 The Sidings can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			69
(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	

