

35 Park View, Sutton-On-Sea, LN12 2NT

Price £250,000



Internal viewing is highly recommended to fully appreciate this most spacious two bedroom detached bungalow, located in a sought after position in the Park Area of Sutton on Sea. The property is also situated within easy reach of the Beach, High Street & Local Amenities.

This most spacious property has the benefit of Gas Fired Central Heating and Sealed Unit Double Glazed windows along with a large fully UPVC Double Glazed conservatory. The spacious internal accommodation which must be viewed to be fully appreciated consists of:

Front Entrance Door to:

Entrance Hall

5'5" x 4'5"

With door to:

Hallway

8'10" x 7'11"

Radiator. Single power point. Telephone point. Room thermostat control for the central heating system. Loft access to partly boarded loft space. Built in storage cupboard. Doors to:

Lounge

22'11" x 12'11"

Bow window to front elevation. Feature fireplace with gas fire. 2 Radiators. 3 Double power points. T.V. aerial point. Wall and centre lighting. Sliding patio doors to the conservatory.

Kitchen Area

11'11" x 10'11"

Fitted wall and base units with work surfaces over. One-and-half bowl sink unit and drainer with mixer tap. Gas hob with filter hood over. Eye level gas oven and grill. 3 Double power points. Part tiled walls. Plumbing for automatic washing machine. Feature archway opening to:

Dining Area

10'11" x 8'4"

Radiator. Wall and centre lighting. 2 Double power points. Sliding patio doors to:

Conservatory

19'4" x 8'1"

Fully UPVC Double Glazed. Single & 3 double power points. UPVC door to rear garden.

Utility Room

10'0" x 6'11"

Fitted work surface. Plumbing for automatic washing machine. Double power point. Programmer control for the central heating system. Gas fired boiler which supplies the central heating and domestic hot water. Airing cupboard with double opening doors housing insulated hot water cylinder with immersion heater.

Bedroom 1

14' x 8'9"

Extending to 12'3". Radiator. 2 Double power points. Hand basin set in vanity unit. Sliding door to:

En-suite Shower Room

7'11" x 2'10"

With low level flush w.c. and shower cubicle with mains mixer shower. 'Manrose' extractor fan.

Bedroom 2

14' x 11'11"

Radiator. Double & single power points. Electric trip box. Door to:

WC

4'9" x 3'7"

With w.c. and hand basin set in vanity unit.

Bathroom

8'8" x 7'11"

Extending to 10'9". Consisting of panelled bath with mixer shower taps, pedestal wash hand basin, low level flush w.c. and shower cubicle with mains mixer shower. Extractor fan with spot light. Radiator. Part tiled walls.

Outside

The property is situated within a large corner plot. To the front of the property is the large driveway providing ample parking for a number of vehicles and giving access to the garage. Beyond the driveway is a gravelled and paved area along with a footpath leading to the front entrance door. To the side is gated access leading to the enclosed garden that is mostly laid to lawn and set with a variety of well established plants and shrubs. Beyond the lawn is a large paved patio area that is directly to the side of the conservatory. This in turn leads around to the back of the property where there is access to the garage along with a greenhouse. Cold water tap. Exterior lighting.

Driveway

Providing ample parking space for a number of vehicles.

Garage

23'5" x 10'4"

With up & over door. Side access door. Power & lighting.

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 C

Tenure

Freehold

Opening Hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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.

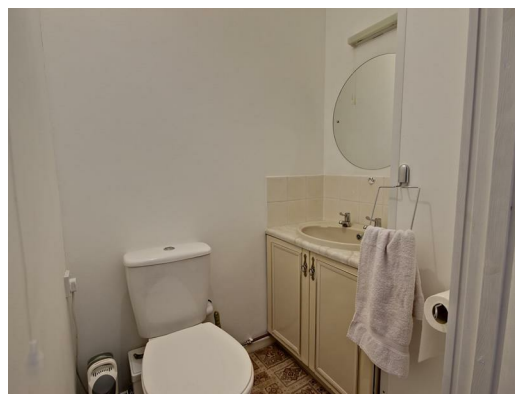
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

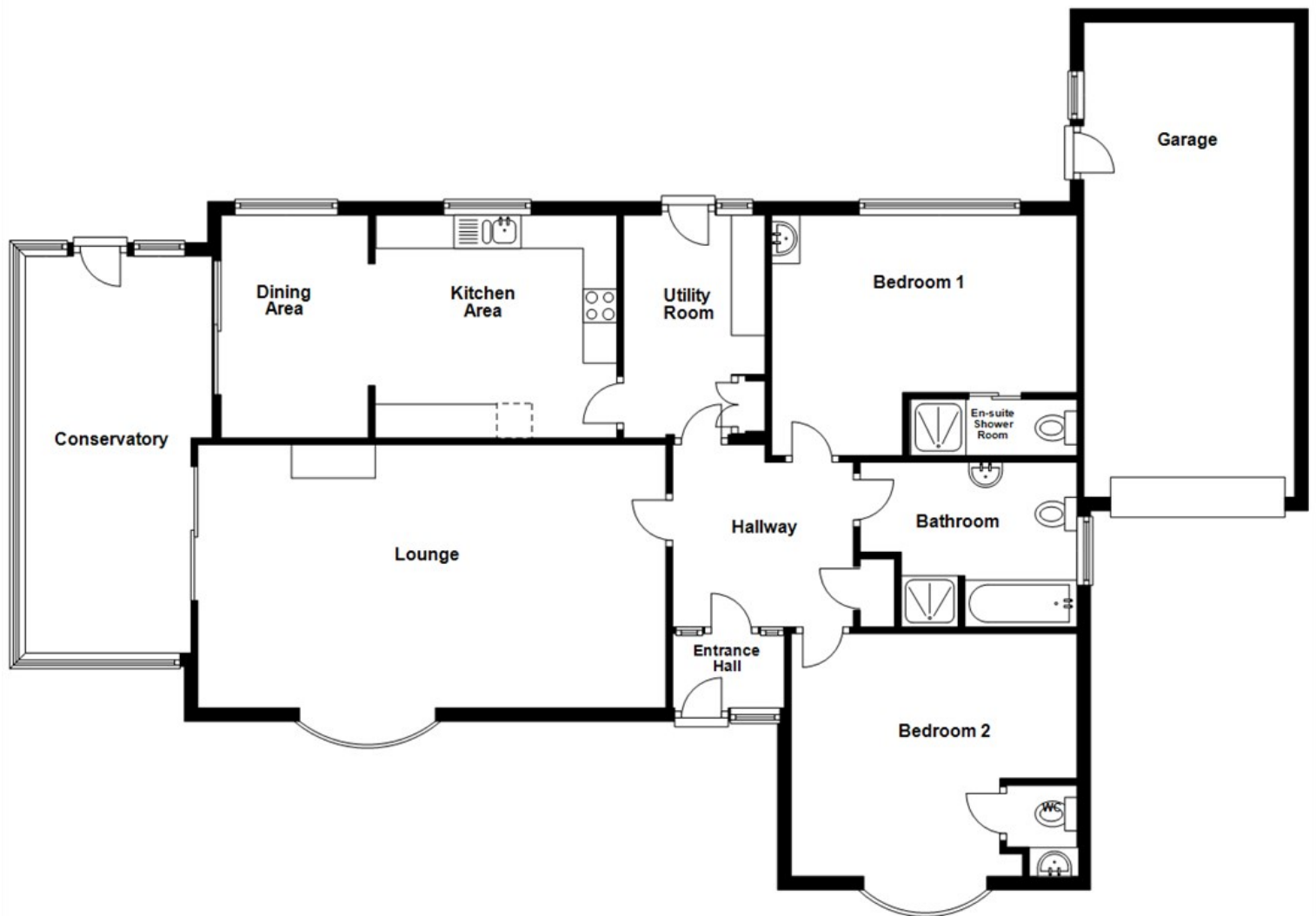
All details also available on our website www.choiceproperties.co.uk

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Directions

From our office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road, now take your next right on to Park View and immediate right again. Number 35 can be found at the bottom of the road on the left hand side.

