

36 Church Lane,
Sutton-On-Sea, LN12 2JB

Price £265,000



We offer for sale this well presented, detached two/three bedroom residence that has been much improved by the current vendor. It is located in a pleasant position, convenient for the beach, high street and local amenities. A real feature of the property are the large landscaped gardens, viewing is essential to appreciate what this individual property has to offer.

The property has the benefit of Gas central heating and UPVC double glazing. The beautifully presented and most spacious well laid out internal accommodation consists of:-

Side UPVC Entrance Door to:

Entrance Hall

13' x 8'11"

Measurement includes the stairs. Tiled flooring. Radiator. Double power point. Staircase to first floor landing. Under stairs storage cupboard.

Lounge

19'2"x 11'10"

Multi fuel stove. Tiled floor. Radiator. 4 Double power points. Telephone point. Sliding patio doors to:

Conservatory

16'6" x 7'6"

Tiled floor. 2 Double power points. Side access door to the garage. Double opening 'French' doors leading to the block paved patio area and landscaped rear garden.

Kitchen

13' x 10'1"

Fitted wall and base units with work surfaces over. One & half bowl sink unit and drainer with mixer tap. Integral dishwasher. 'Zanussi' eye level electric oven and grill. Electric hob with extractor hood over. 4 Double power points. Tiled floor. Radiator. 'Worcester' gas fired combination boiler which supplies the central heating and domestic hot water. Oriel window to front elevation. UPVC door leading to the driveway.

Dining Room/ Bedroom 3

13' x 8'7"

Radiator. Tiled floor. Oriel window to front elevation. 2 Double power points. T.V. aerial point. Wall lighting.

Shower Room

8'11" x 5'10"

Modern shower room suite consisting of shower cubicle with 'Triton Enrich' electric shower, w.c. with dual push button flush and pedestal wash hand basin. 'Manrose' extractor fan. Fully tiled walls. Tiled floor. Chrome radiator. Electric shaver point. Fitted storage.

Landing

Radiator. Double power point. Loft access. Storage cupboard measuring 7'7" x 4'8" with lighting.

Bedroom 1

13'2" x 11'10"

Measurements include the fitted wardrobes. Radiator. 3 Double power points. 2 Access points to eaves storage.

Bedroom 2

13'2" x 11'1"

Measurement excludes the fitted wardrobes. Radiator. 3 Double power points. 2 Access points to eaves storage.

Bathroom

7'11" x 5'11"

Modern bathroom suite consisting of panelled bath with 'Creda' electric shower over, w.c. with dual push button flush, pedestal wash hand basin and bidet. Electric shaver point. Radiator. Fully tiled walls. Tiled floor. 'Manrose' extractor fan.

Outside

To the front of the property the garden has been gravelled for ease of maintenance and is set with plants and shrubs. To the side is the driveway providing ample parking space, double opening gates lead to the side entrance and garage. To the left hand side of the property is gated access leading to the large rear garden. Although a good size, it has been designed to keep maintenance to a minimum. This has been achieved by creating gravelled areas balanced with sections of lawn. From the Conservatory double opening 'French' doors lead on to the block paved patio area, this in turn leads to a section of gravel then on to the large lawned garden. Along part of the back border of the garden is a decking area with inset pond to the far right hand corner is a further wildlife pond. Central to the garden is a large water feature, creating a pleasant feel to the whole garden. Within the garden are well established plants, trees and shrubs.

Driveway

Rubberised driveway providing ample parking space.

Garage

19'11" x 8'4"

With up and over door. Power & lighting. Window to rear elevation. Side access door returning to the conservatory.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777

Opening Hours

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

Saturday: 9.00am - 3.00pm

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

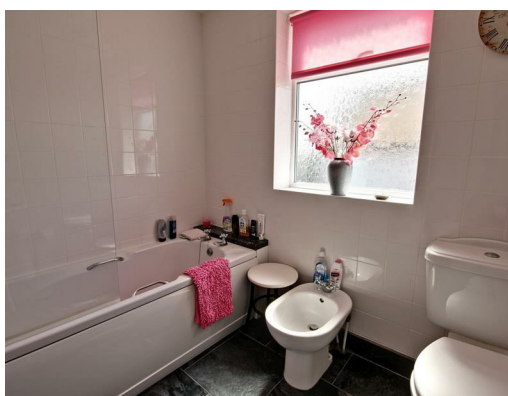
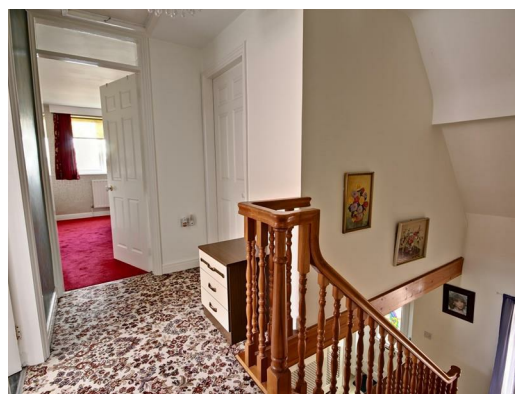
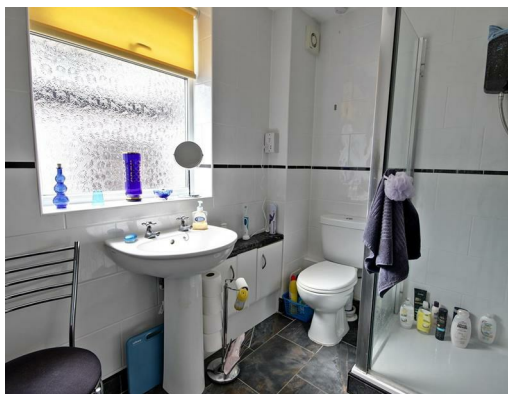
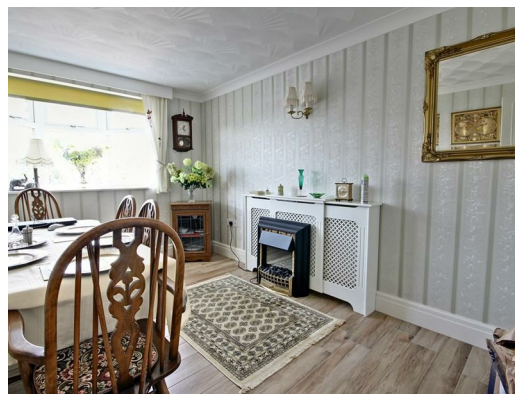
Making an Offer

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.

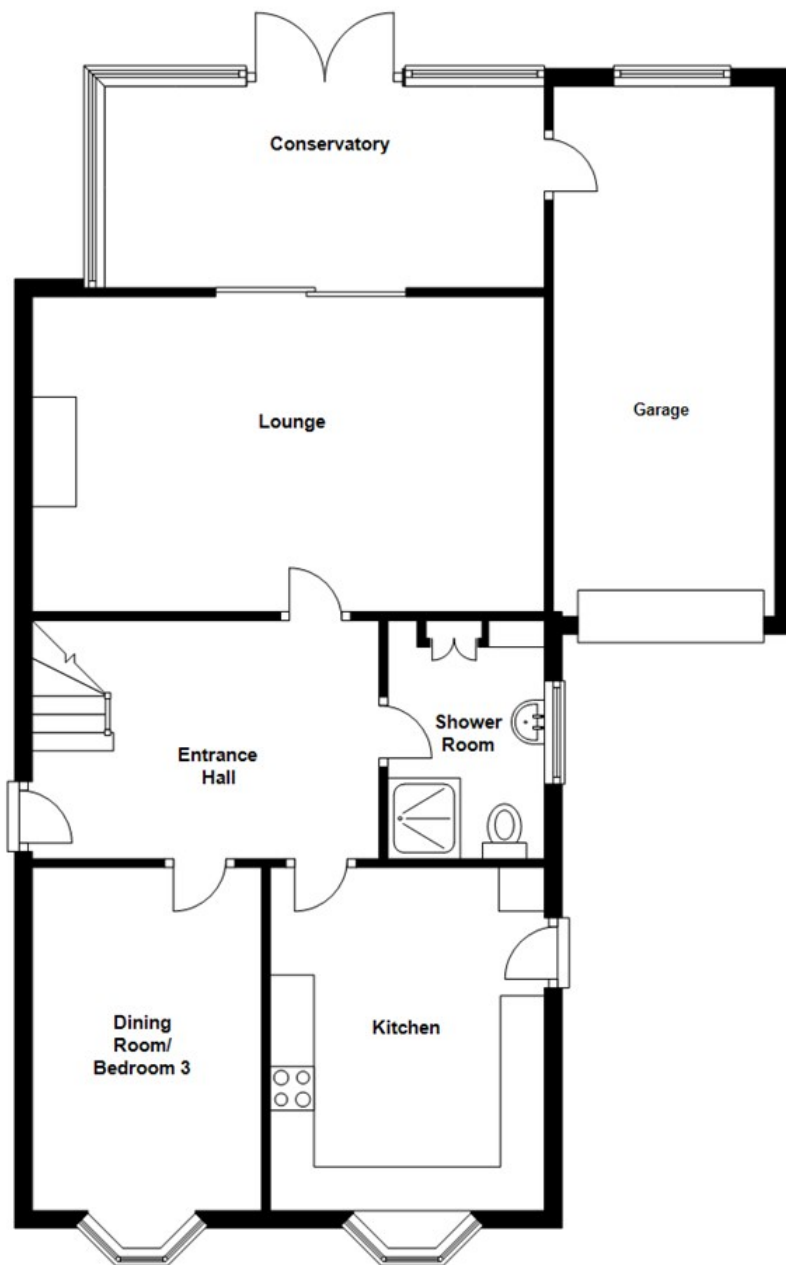
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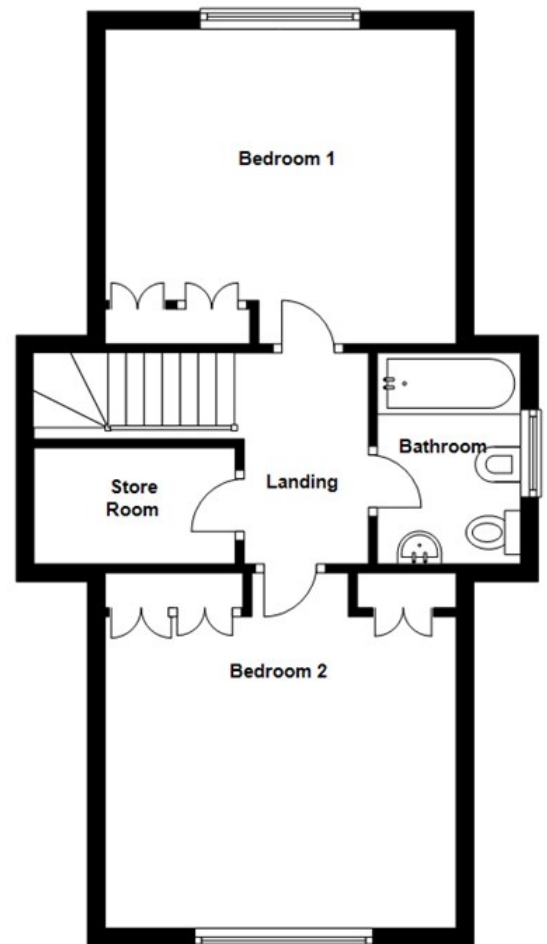




Ground Floor



First 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 36 can be found about halfway along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	68	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

