

# 19 Breakwater Bungalows, Sutton On Sea, LN12 2LT

Price £124,950



We offer for sale this spacious three bedroom semi detached bungalow situated in a pleasant residential position close to the beach and convenient for the High Street & local amenities.

The property has the benefit of Electric Heating & UPVC double glazed windows and doors. The well laid out internal accommodation consists of:-

Side gate leading to the rear garden & giving access

### **Conservatory**

21'6" x 7'10"

Wall lighting. 2 Double power points. 2 Sets of double opening 'French' doors leading on to the rear garden. Sliding patio doors to the Dining Room & Lounge.

### **Dining Room**

13'6" x 10'

Timber flooring. Electric storage heater. 4 Double power points. Centre lighting. Double opening glazed doors to:

### **Lounge**

13'10" x 10'

Feature fireplace with electric fire. Timber flooring. Electric storage heater. 4 Double power points. Telephone point. Centre lighting. Sliding patio doors leading back to the conservatory.

### **Kitchen**

8' x 8'

Fitted wall and base units with work surfaces over. Single & double power points. Electric cooker point.

### **Utility/ Kitchen Area**

7' x 5'

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Fully tiled walls. Plumbing for automatic washing machine and dishwasher. 3 Double power points. Electric trip box. Loft access.

### **Cloakroom W.C.**

5' x 2'5"

With W.C. and wash hand basin. Fully tiled walls.

### **Bedroom 1**

11'1" x 8'

2 Double power points.

### **Bedroom 2**

10'8" x 8'

2 Double power points.

### **Bedroom 3**

8' x 8'

2 Double power points.

### **Shower Room**

10' x 5'

Wet room shower area with 'Essentials' electric shower, pedestal wash hand basin and W.C. Fully tiled walls. Wall mounted electric fan heater. Loft access.

### **Outside**

The property is situated on a good sized corner plot which is edged with timber fencing. A single pedestrian gate opens to a footpath leading to the side gate. The front and side gardens are laid to lawn. To the rear of the property is an enclosed garden that is partly laid to lawn and set with a variety of plants and shrubs.

### **Driveway**

To the side of the property is the driveway providing ample parking space.

### **Tenure**

Leasehold. Remainder of Lease and Outgoings to be confirmed.

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

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

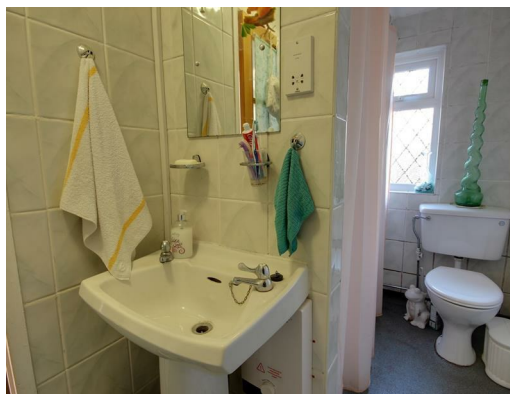
### **Making an Offer**

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.

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.







# Directions

From our office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and 19 Breakwater Bungalows can be found approximately half way along on your right hand side on the corner of Bohemia Way.

