

1 Miles Hawk Close, Sutton-On-Sea, LN12 2FG

Price £309,950



We are delighted to be able to offer to the market, this truly magnificent property, finished to a high standard throughout. This beautiful, three bedroom (one en-suite) detached bungalow, is situated in a highly desirable location within easy reach of Sutton on Sea High Street, the Beach & Sandilands 18 hole Links Golf Course.

This immaculate and well maintained property has the benefit of Gas central heating and UPVC double glazing along with Solar Photovoltaic Panels which have been purchased by the current vendors. The most spacious internal accommodation consists of

UPVC Entrance Door to:

Hallway

25'8" x 5'6"

Widening to 8'11". Spacious hallway with tiled floor. Recessed spot lighting. Radiator. 2 Double power points. Telephone point. Room thermostat control for the central heating system. Airing cupboard with radiator. Loft access with pull down ladder to partly boarded loft space with lighting and window.

Lounge

18' x 13'9"

With bow window to front elevation and window to the side. Feature fireplace with live fuel effect gas fire. Radiator. 4 Double power points. T.V. Aerial point.

Kitchen/Diner

17' x 12'1"

Narrowing to 10'10". Quality fitted kitchen comprising of wall and base units with work surfaces over incorporating integral dishwasher and fridge. Gas hob with filter hood over. Electric eye level double oven and grill. One-and-half bowl sink unit and drainer with mixer tap. Tiled floor. Part tiled walls. Recessed spot lighting. Single & 4 double power points. Radiator. Double opening 'French' doors leading to the conservatory. Door to:

Utility Room

9'1" x 5'6"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Part tiled walls. 2 Double power points. Tiled floor. Radiator. Recessed spot lighting. Electric trip box. Meter for solar photovoltaic panels. 'Vokera Linea Max' gas fired combination boiler which supplies the central heating and domestic hot water.

Conservatory

14'8" x 10'6"

UPVC double glazed conservatory with 'Victorian style' roof. Ceiling fan/light. 3 Double power points. Tiled floor. Double opening 'French' doors opening on to the patio and rear garden.

Master Bedroom 1

12'2" x 12'1"

Spacious Master Bedroom with a range of fitted wardrobes. Radiator. Single & 3 double power points. Door to:

En-suite Shower Room

8'8" x 5'6"

Consisting of shower cubicle with 'Aqualisa' mains mixer shower, low level flush w.c. and pedestal wash hand basin. Recessed spot lighting. Extractor fan. Radiator. Shaver point with light. Tiled floor. Part tiled walls.

Bedroom 2

12' x 11'2"

Range of fitted wardrobes. Radiator. 3 Double power points.

Bedroom 3

12' x 11'6"

Fitted wardrobes. Radiator. 4 Double power points.

Bathroom

8'8" x 7'10"

Consisting of panelled bath, low level flush w.c. and pedestal wash hand basin. Recessed spot lighting. Radiator. Part tiled walls. Tiled floor. Extractor fan. Radiator.

Outside

The beautifully presented gardens are a real feature of the property. To the front of the property is a lawned garden set with topiary box hedging. To the side is the fantastic 'pattern imprinted' driveway edged with plant and shrub borders leading to the garage. There is gated access to the left and a further 'pattern imprinted' footpath continuing the design of the driveway leads to the main entrance door to the property. From the side is gated access to the first enclosed garden area. This private garden has been paved and gives access to a large timber workshop. This in turn leads to the good sized lawned garden that extends to the side and rear of the property. This is edged with well stocked herbaceous borders and set with a number of bushes and shrubs. To both sides of the Conservatory are paved patio areas. 2 External power points. Security lighting

Driveway

Pattern imprinted driveway providing ample parking space.

Detached Garage

18'3" x 11'3"

Detached garage with electric remote control roller shutter door. UPVC side access door. Pitched roof. Power and lighting.

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.

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

Making an Offer

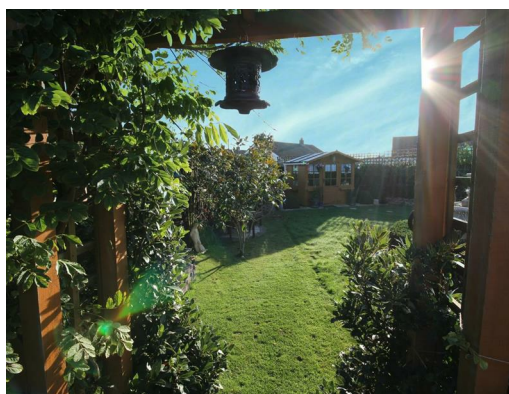
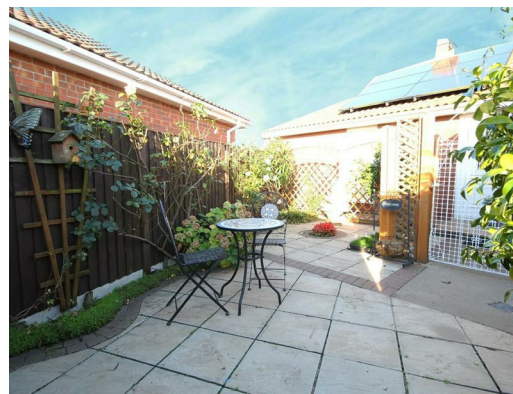
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

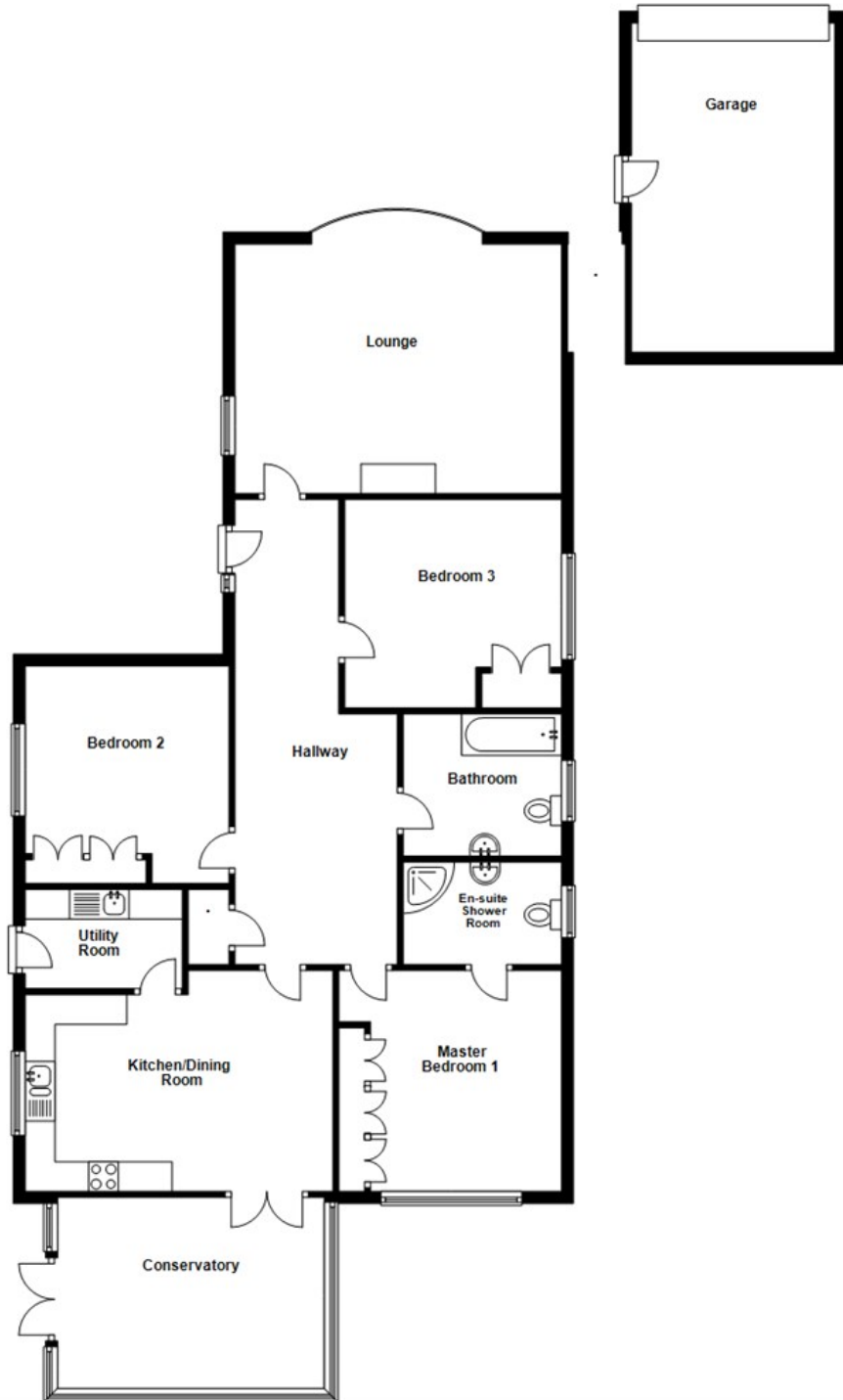
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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Directions

From our Sutton on Sea office, turn left at the mini roundabout and continue along until you pass the Church on your left hand side. The next turn on your left is Henshaw Avenue, continue along and take your next right on to Mew Gull Drive. Miles Hawk Close is the next turning on the right, Number 1 can be found immediately on the left hand side.

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	

