

Swallowtail Cottage Poplar Farm, Sutton On Sea, LN12 2RS

Offers Over £139,950



**** Offers over £139,950 **** We offer for sale this two bedroom link detached bungalow which is situated in a pleasant position on Poplar Farm, which benefits from open views over the farmland.

The property has the benefit of timber frame sealed unit Double Glazing and Electric wall mounted Heating. Internally the well laid out internal accommodation consists of:

Side Entrance Door to:

Entrance Hall

13'1" x 6'9"

L-shaped. Airing cupboard housing the hot water cylinder with immersion heater. Electric consumer unit. Access to the loft area. Smoke alarm.

Lounge Kitchen and Dining Area

14'8" x 20'8"

Lounge area with wood burner and Electric wall mounted heater. Kitchen/Diner area with fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated Electric oven and hob with filter hood over. Plumbing for washing machine and dishwasher. Spot lighting. Smoke alarm. Double opening 'French' doors leading out to the garden area.

Bedroom 1

12'1" x 10'9"

Electric wall mounted heater.

Bedroom 2

13'10" x 8'6"

Electric wall mounted heater.

Wet Room

7'8" x 6'9"

Shower area with mixer shower, wash hand basin and w.c. Part tiled walls. Tiled floor. Extractor fan. Electric wall mounted heater.

Driveway

Gravelled driveway to the side of the property.

Gardens

To the front of the property is a concrete patio garden with flower borders and raised flower beds. Outside lighting.

Tenure

Freehold

Additional Notes

The vendors inform us that there will be an annual maintenance fee of £600 for the driveway and drainage.

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 A

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

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

Saturday: 9.00am - 3.00pm

Making an offer

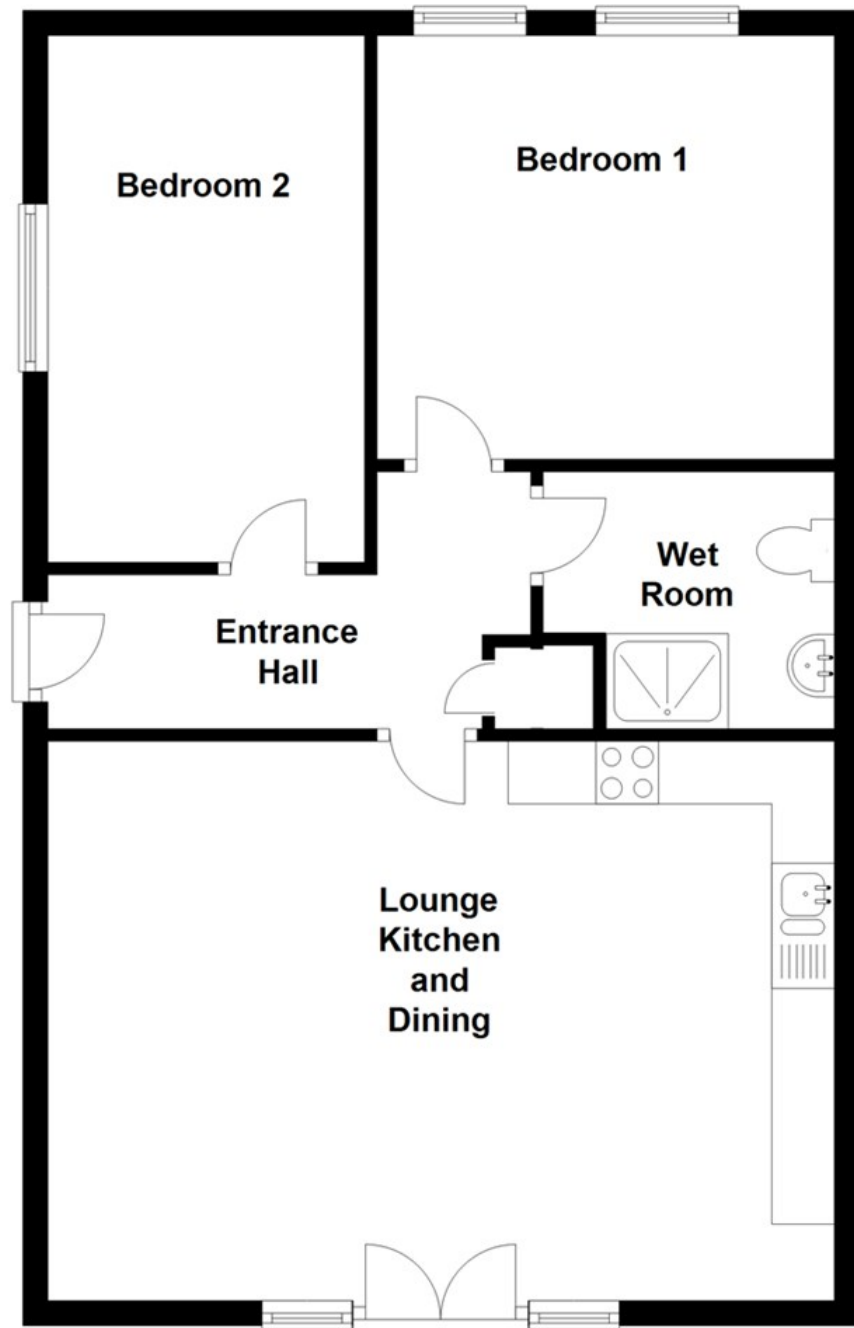
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



Ground Floor



Directions

From our office head South on the A52 towards Skegness. After you have passed through Sutton on Sea village centre towards Sandilands you will be on Huttoft Road. Follow this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side. Carry on past all the initial properties and around the bend before then, the driveway into Poplar Farm can be found on your left hand side. Continue along the drive and Swallowtail Cottage can be found across the green in front of you.

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	

