

The Cabin Highgate Lane, Sutton-On-Sea, LN12 2LH

Price £189,950



We offer for sale this well presented two bedroom detached bungalow with a double garage, workshop and a large static caravan. The property is situated in a pleasant residential position just a short walk from the beach.

The property has the added advantage of Gas central heating and is timber framed double glazing. Internally the well presented accommodation consists of:

Front Entrance door to:

Entrance Hall

9'7" x 7'3" to widest dimensions

Radiator. Telephone point. Programmer and thermostat controls for the central heating.

Lounge

15'3" x 13'0"

Electric fire set in a feature surround. Radiator. Wall and centre lighting. T.V. aerial point. Sliding patio doors to the side.

Conservatory

10' x 7'5"

Kitchen

9'7" x 9'7"

Fitted wall and base units with work surfaces over. Integrated electric oven and gas hob with filter hood over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Tiled floor. Part tiled walls. Plumbing for washing machine. Radiator. Side access door.

Bedroom 1

13' x 11'10"

Radiator. T.V. aerial point. Fitted wardrobes with sliding doors.

Bedroom 2

11'10" x 9'8" to widest dimensions

Radiator.

Bathroom

10'6" x 5'6"

With four piece white suite which consists of a panelled bath, shower enclosure with electric shower, pedestal wash hand basin and w.c. Fully tiled walls. Tiled floor. Radiator. Airing cupboard housing the hot water cylinder with immersion heater.

Driveway 1

Driveway 2

Double width driveway leading to the garage.

Double Garage

17'x 16'

Double garage with two up and over garage doors.

Static Caravan

35' x 12'

A 'Willerby Leven' static caravan is sited to the right of the property behind the double garage and is plumbed in with drainage and electricity.

Gardens

To the front and side of the property are lawned gardens fronted by a brick wall with timber inserts. To the rear of the property is a privately enclosed concrete patio area. Outside lighting. Outside water tap.

Workshop

26'8" x 16'5" overall size

Split into three rooms this spacious workshop and store has the main room measuring 16'5" x 16'4" and the others at approximately 10' x 8". (Please Note: the roof on this building will need replacing.)

Tenure

Freehold

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 B (The caravan is in council tax band A)

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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.

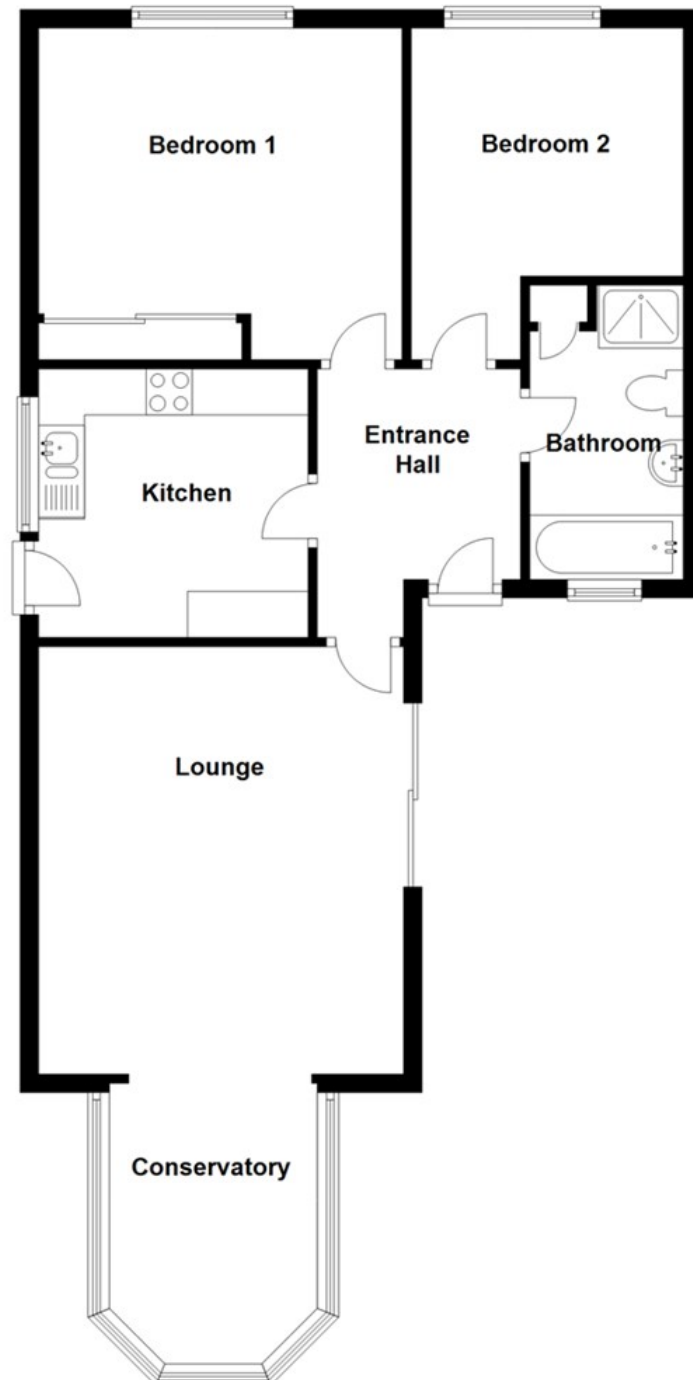
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 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 take the sixth turning on the left on to the old Trusthorpe Road, before turning left again onto Highgate Lane. The Cabin can be found down the private lane immediately on your right hand side.

