

13 Honeysuckle Close, Sutton-On-Sea, LN12 2ST

Price £149,950



We offer for sale this spacious and well presented two bedroom semi detached bungalow. The property is located in a quiet residential position convenient for the High Street, beach and local amenities.

The property has the benefit of Gas central heating and UPVC double glazed windows. The well presented and well laid out internal accommodation consists of:-

Recessed Porch

Front Entrance Door to:

Hallway

`L' shaped'. Loft access. Single power point. Telephone point. Radiator. Thermostat control for the central heating system. Airing Cupboard housing lagged hot water cylinder and programmer controls. Doors to:

Lounge

15'3" x 10'7"

Gas fire with back boiler which supplies the central heating and domestic hot water. Radiator. 3 Double power points. T.V. aerial point. Centre lighting. Double opening 'French' doors leading on to the rear garden.

Kitchen

9'9" x 8'4"

Fitted wall and base units with work surfaces over. 1½ Bowl stainless steel sink unit and drainer with mixer tap. Part tiled walls. Plumbing for automatic washing machine. Radiator. Extractor fan. Electric cooker point. Cooker filter hood. Single & 3 double power points.

Bedroom 1

11'2" x 10'7"

Built in wardrobe. Radiator. 2 Double power points.

Bedroom 2

9'10" x 8'2"

Radiator. 2 Double power points. Electric trip box.

Bathroom

7'5" x 6'10"

Comprising of panelled bath with 'Triton Alicante' electric shower over, pedestal wash hand basin and low level flush w.c. Radiator. Extractor fan. Part tiled walls.

Outside

To the front of the property the garden has been gravelled for ease of maintenance. There is access to the side of the property leading to the privately enclosed rear garden which has also been gravelled and has paved sections.

Driveway

Providing ample parking space.

Garage

16'1" x 8'7"

With up and over door. Power and lighting. Glazed doors leading on to the rear garden.

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

Opening Hours

Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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.

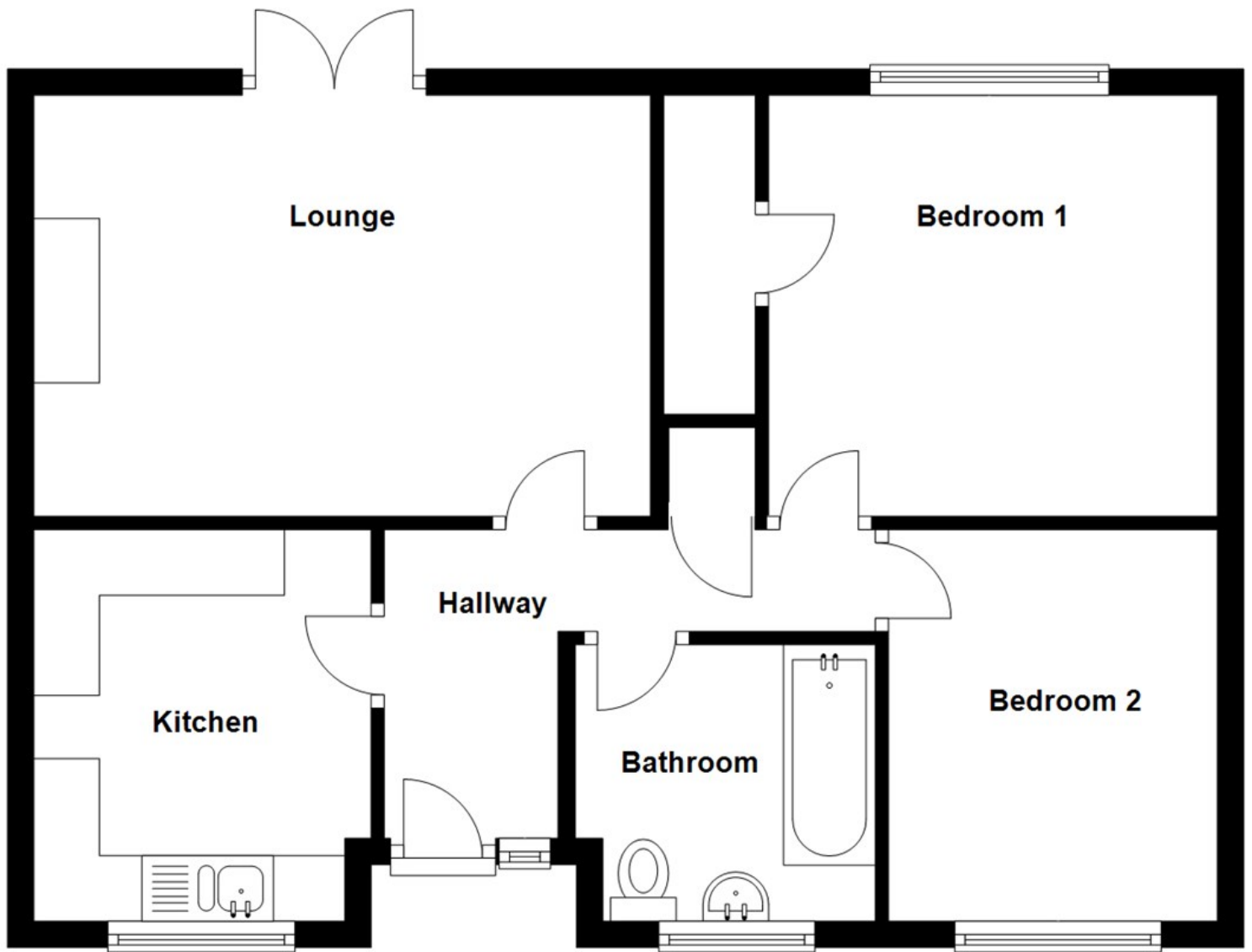
Website

All details also available on our website www.choiceproperties.co.uk

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Rear Garden



Directions

From our office head right along the High Street and carry on straight forward at the mini roundabout onto Alford Road. Take your second turning on your left onto Honeysuckle Close and number 13 can be found in the bottom left hand corner.

