

34A Lewis Avenue,
Sutton on Sea, LN12 2JS

Reduced To £189,950



****Open House Saturday 26th January, 12noon - 1pm**** We offer for sale this spacious two bedroom detached bungalow with two conservatories. The property, which is in immaculate condition throughout, is located in a sought after residential position convenient for the beach, village and local amenities.

This bungalow has the added advantage of Gas Fired Central Heating and UPVC Double Glazed Windows & Doors. Internally the well laid out accommodation consists of:

UPVC Side Entrance Door to:

Hall

'L' Shaped. Radiator. Double power point. Room thermostat control for the central heating system. Airing cupboard housing lagged hot water cylinder. Loft access. Doors to:

Lounge

16'10" x 11'

Bow window to front elevation. Feature fireplace with electric fire. Radiator. 2 Single & 2 double power points. T.V. aerial point. Door to;

Conservatory 1

11'8" x 11"

Measurements to widest points. Radiator. 2 Double power points. Double opening 'French' doors leading on to the rear garden.

Kitchen

9'5" x 8'7"

Fitted wall and base units with work surfaces over. Breakfast bar. One-and-half bowl stainless steel sink unit and drainer with mixer tap. Gas cooker point. Radiator. Part tiled walls. 2 Single & 2 double power points. Electric cooker point. Spot lighting. Programmer control for the central heating system. Door to:

Conservatory 2

13'5" x 9'5"

2 Double power points. Sliding patio doors to two side elevations and further 'Stable' style door to rear garden.

Covered Porch

UPVC covered porch area giving access to the rear garden and garage.

Bedroom 1

12'5" x 10'11"

Radiator. 2 Double power points. Sliding patio doors leading to Conservatory 2.

Bedroom 2

8'9" x 7'11"

Radiator. 2 Single power points. Electric trip box.

Bathroom

8'6" x 5'8"

Measurements to widest points. Consisting of panelled bath with mixer shower taps, low level flush w.c. and hand basin set in vanity unit. Electric shaver point. Part tiled walls. Radiator.

Outside

The property is approached via a timber gate opening on to the driveway. To the front of the property is a well maintained lawned garden edged with a variety of plants and shrubs. Either side of the property is gated access leading to the privately enclosed rear garden. This is partly laid to lawn and set with mature plants, trees and shrubs. A pergola with footpath leads to a secluded seating area. To the side of the pergola is an ornamental fish pond. There is also a timber shed and plastic storage shed along with an external cold water tap.

Driveway

Garage

16'10" x 7'11"

With Up and Over door. Rear access door. Power and lighting. Fitted base unit with work surface over and stainless steel sink unit and drainer. 'Ideal Icos' gas fired boiler which supplies the central heating and domestic hot water.

Tenure

Freehold

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

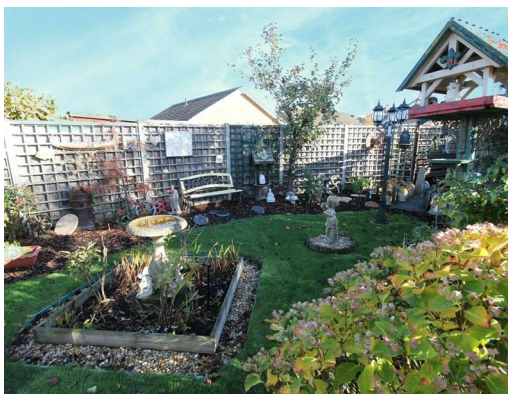
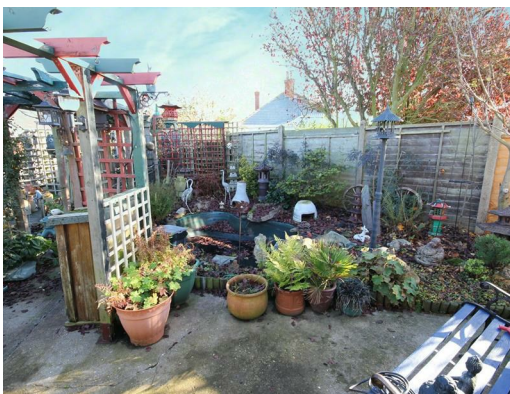
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

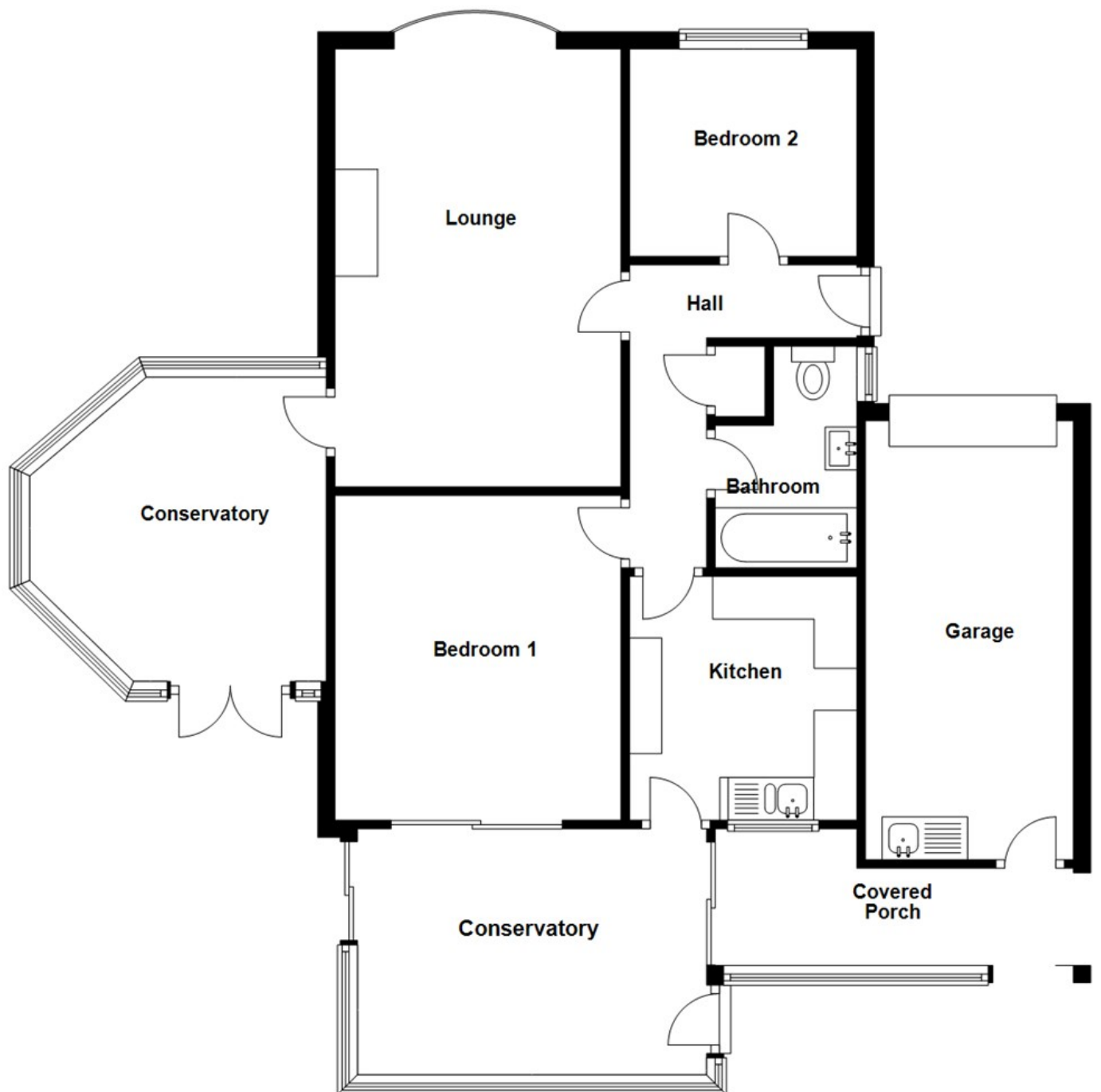
Making an Offer

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 left towards the Sea Front, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your third right onto Lewis Avenue. Number 34A can be found in the bottom left hand corner of the first cul-de-sac on your left hand side.

