

7 Mew Gull Drive,  
Sutton-On-Sea, LN12 2FD

Price £254,950



Choice Properties are pleased to offer for sale this modern, and very well presented, three bedroom (one En-suite) detached bungalow which is situated in a sought after residential position within the seaside village of Sutton on Sea.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. Internally the beautifully presented and spacious well laid out accommodation consists of:

## **Covered Porch With UPVC Entrance Door to:**

### **Hallway**

21'1" x 4'8"

Oak flooring. Programmer and room thermostat controls for the central heating system. Large built in cupboard with double opening doors, shelving and radiator. Double power point. Telephone point. Loft access with pull down ladder to partly boarded loft space with lighting. Doors to:

### **Lounge**

19'2" x 13'11"

Measurements to widest points. Bow window along with further window to side elevation. Feature fireplace housing live fuel effect gas fire. Radiator. 5 Double power points.

### **Kitchen/Diner**

17'3" x 10'0"

Measurements to widest points. Fitted wall units with under lighting and base units with work surfaces over. One & half bowl stainless steel sink unit and drainer with mixer tap. Cupboard housing 'Worcester Bosch' gas fired combination boiler which supplies the central heating and domestic hot water, installed in 2017. Plumbing for automatic washing machine. Integral dishwasher. Part tiled walls. Radiator. 'Neff' eye level electric double oven. Electric hob with filter hood over. 5 Double power points. T.V. aerial point. UPVC Door to outside.

### **Master Bedroom 1**

12'11" x 10'11"

Extending to 18'6". Fitted wardrobes, dressing table & bedside cabinets. Radiator. 4 Double power points. T.V. aerial point. Door to:

### **En-suite Shower Room**

6'5" x 5'6"

Consisting of shower cubicle with mains mixer shower, pedestal wash hand basin and low level flush w.c. Part tiled walls. Tiled floor. Radiator.

### **Bedroom 2**

10'6" x 9'10"

Radiator. 3 Double power points.

### **Bedroom 3**

9'10" x 7'9"

Radiator. 3 Double power points. Oak flooring. Currently being used as a hobby room with extra cupboards and a work surface. These could easily be removed if required.

### **Shower Room**

9'10" x 5'9"

This beautiful shower room, refitted in 2017, consists of hand basin set in vanity unit, low level dual flush w.c. with concealed cistern and large glass enclosure shower cubicle with mains mixer shower and 'Mermaid' walling. Part tiled walls. Tiled floor. Chrome towel radiator. Extractor fan.

## Outside

To the front a central footpath leads to the covered porch, giving access to the front entrance door. Either side of the footpath the gardens have been gravelled for ease of maintenance. To the left of the property is the driveway to the detached garage. Between the garage and the property an iron gate gives access to the privately enclosed rear garden. This has been paved for ease of maintenance. Set to one corner is an attractive decked area with corner arbour. There is also a timber shed. 2 Cold water taps.

## Driveway

Providing ample parking space.

## Detached Garage

16'10" x 9'10"

Detached garage with electric up and over door, side access door. Pitched roof. Power and lighting. Vent for tumble dryer.

## 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](http://www.e-lindsey.gov.uk)

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

## 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.

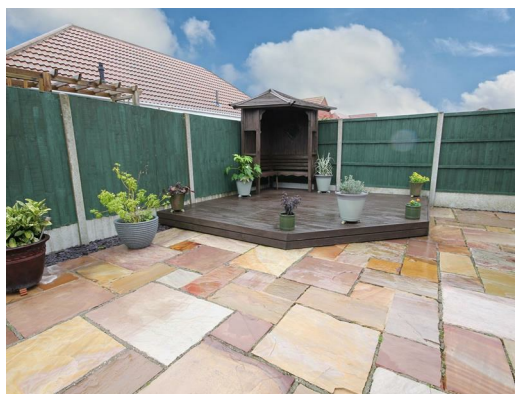
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

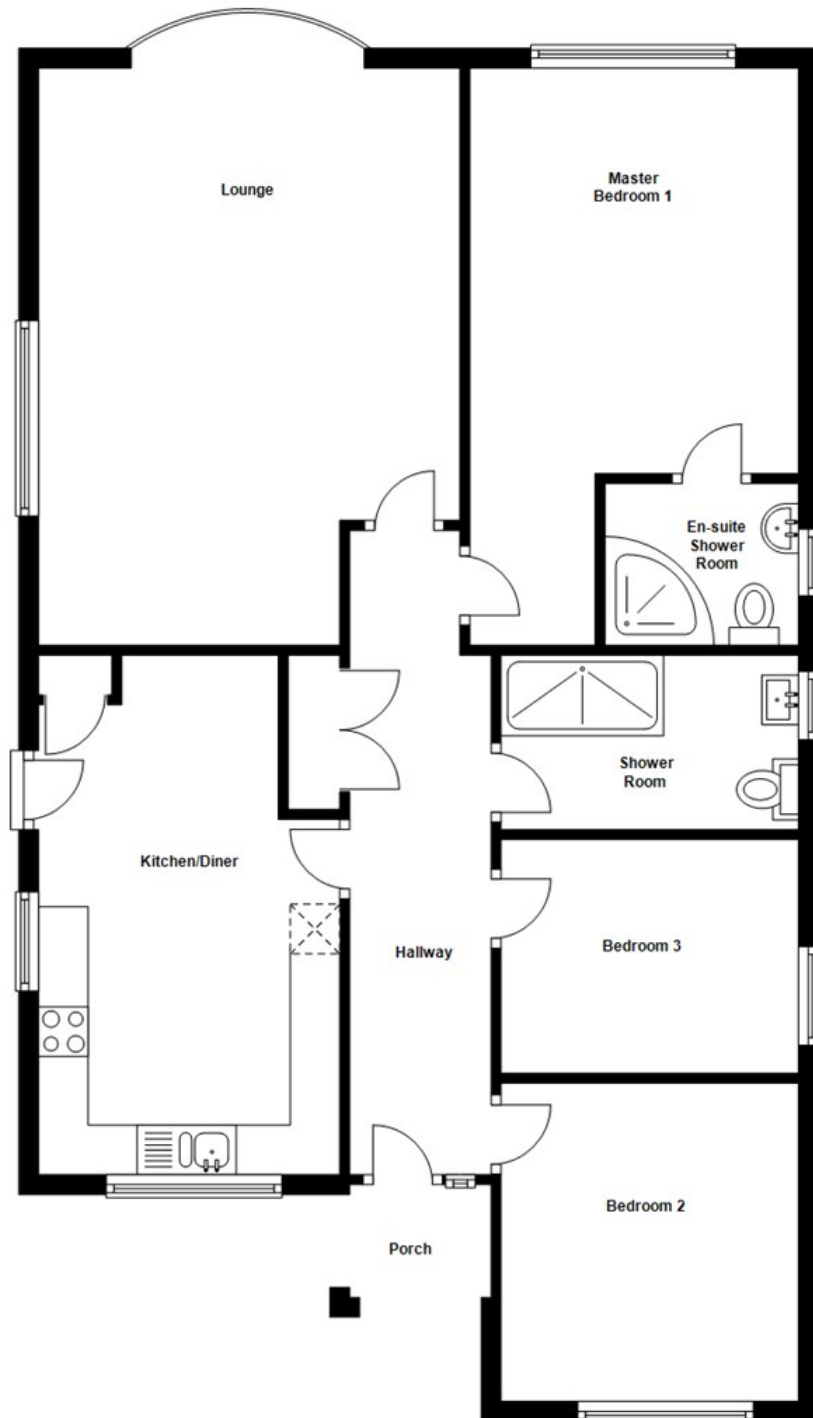








Rear Garden



# 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 and Mew Gull Drive is the first right hand turn off this road.

