

9 Hall Leas Drive,
Sutton on Sea, LN12 2LQ

Price £164,950



We offer for sale this spacious two bedroom detached bungalow situated in a quiet residential position, convenient for the beach and local amenities.

The property has the benefit of Gas central heating, UPVC double glazed windows and doors The spacious internal accommodation consists of:-

UPVC Entrance Door to:

Porch

5'1" x 3'7"

With UPVC door to:

Lobby

7'3" x 5'5"

Built in storage cupboards and shelving. Hand basin. Opening to:

Cloakroom

6'5" x 2'7"

With w.c. 2 Radiators. Fully tiled walls. Loft access.

Lounge

20'1" x 11'7"

With bow window to the front elevation. Fireplace with gas fire. Radiator. Room thermostat control for the central heating system. Single & 3 double power points. Sliding patio doors to:

Sun Room

13' x 6'9"

Double & single power points. Gas wall heater. Sliding patio doors to the rear garden.

Kitchen

11'2" x 7'4"

Fitted wall and base units with work surfaces over. One-and-half bowl stainless steel sink unit and drainer with mixer tap. Recessed spot lighting. Single & 2 double power points. Plumbing for automatic washing machine. Electric trip box. Tiled floor. Fully tiled walls. Gas hob and electric oven. Chrome towel radiator. 'Ideal Logic' gas fired combination boiler which supplies the central heating and domestic hot water. UPVC door to side.

Bedroom 1

10'11" x 10'5"

Fitted wardrobes with mirrored sliding doors. 2 Single & 2 double power points. Radiator. Door to:

En Suite Shower Room

8'11" x 6'1"

Consisting of shower cubicle with 'Redring California' electric shower, hand basin set in vanity unit and w.c. with dual push button flush. Radiator. Part tiled walls. 'Dimplex' electric wall heater.

Bedroom 2

10'4" x 8'10"

Fitted wardrobes with mirrored sliding doors. Radiator. Single power point.

Outside

To the front of the property the garden has been paved for ease of maintenance, it also allows for extra car standing space if required. To the rear of the property is a good sized garden, half consist of a large paved patio area which in turn leads to the well maintained lawned garden.

Driveway

Giving access to:

Covered Car Port

22'7" x 10'

Widening to 15'9" With double opening gates to the front giving access to the garage and covered store area.

Garage

16' x 8'7"

Up and over door. Power & lighting.

Covered Store Area

16'6" x 6'9"

Widening to 10'6". With double opening gates at the rear.

Tenure

Freehold

Opening Hours

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

Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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

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.

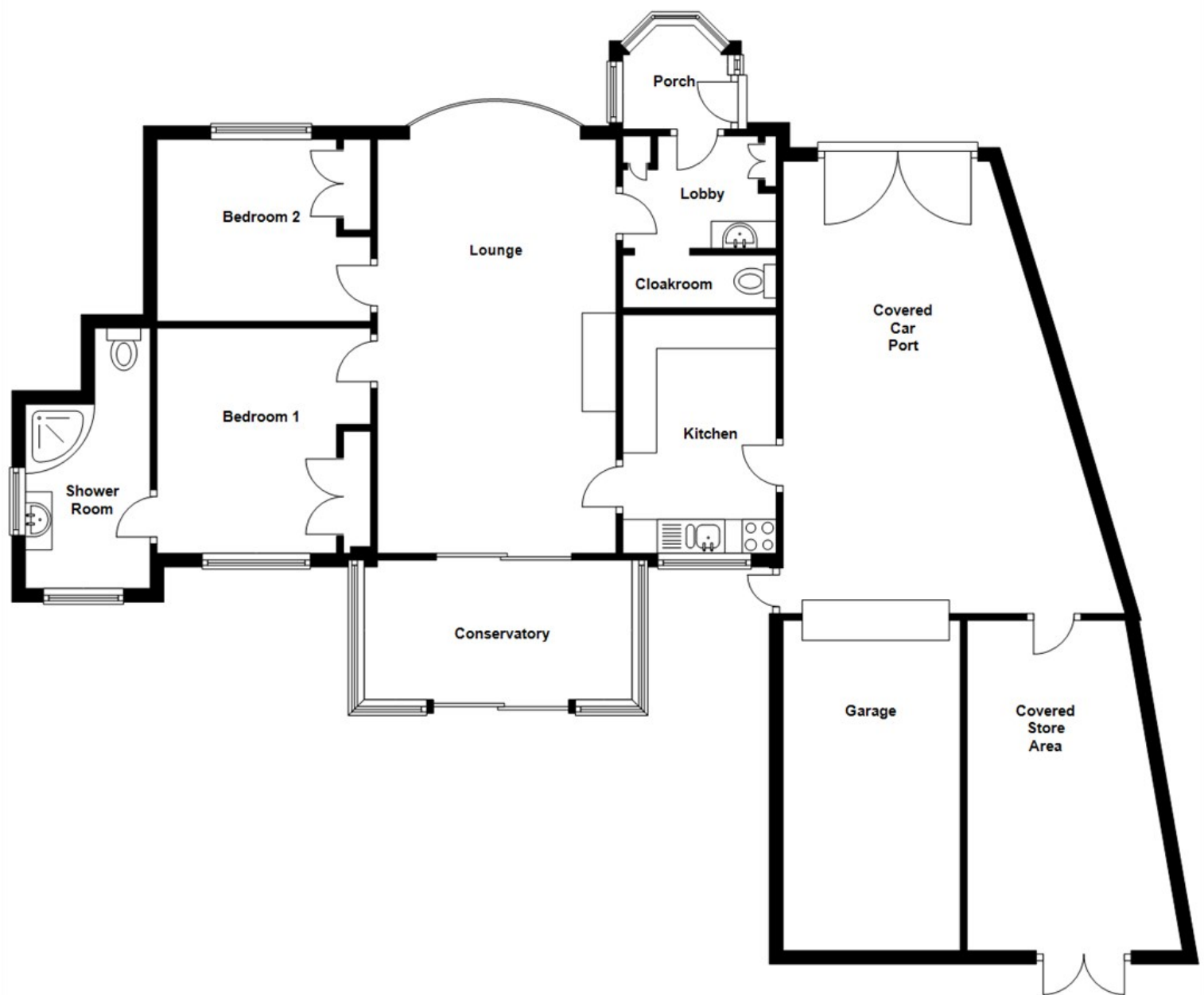
Website

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

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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 your sixth turning on the left on to Old Trusthorpe Road. Hall Leas Drive is the next turning on the right. Number 9 can be found at the end of the cul-de-sac.

