

45 Sandringham Drive,
Sutton on Sea, LN12 2JP

Price £180,000



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

The property has the benefit of Gas central heating and UPVC double glazed windows and doors along with UPVC soffits and fascias. Internally the spacious well laid out accommodation consists of:-

UPVC Entrance Door to:

Porch

9'5" x 3'11"

Tiled floor. Double power point. UPVC door to rear garden along with UPVC rear door to:

Hallway

14'10" x 5'4"

Measurements to furthest points. Radiator. Single power point. Telephone point. Loft access. Airing cupboard housing 'Worcester' gas fired combination boiler which supplies the central heating and domestic hot water.

Lounge

18'6" x 12'0"

Bow window. Gas fire. Wall lighting. Centre lighting. Radiator. 3 Double power points. T.V. aerial point. Room thermostat and programmer controls for the central heating system.

Kitchen

9'9" x 8'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Eye level electric double oven. Gas hob with filter hood over. Part tiled walls. Plumbing for automatic washing machine. Electric cooker point. 2 Single & 2 double power points. Fluorescent lighting.

Bedroom 1

11'5" x 11'2"

Radiator. 2 Double power points.

Bedroom 2

9' x 9'1"

Extending to 11'5". Radiator. 2 Double power points.

Shower Room

7'8" x 5'5"

Consisting of large shower cubicle with 'Triton Enrich' electric shower over. Pedestal wash hand basin and low level flush w.c. Fully tiled walls. Radiator. Extractor fan. Built in storage cupboard.

Outside

The property is situated on a good sized plot with a well maintained lawned garden to the front. This leads on to a further paved garden area set with plants and shrubs. To the side of the property is gated access leading on to the well maintained rear lawned garden that is edged with plant and shrub borders. To one side is a storage area for the bins etc and set in another corner is the timber summerhouse. Cold water tap. Security lighting.

Driveway

Providing ample parking space.

Garage

15'7" x 8'3"

With up and over door. Power & lighting. Electric trip box. Cold water tap.

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, 34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB. Tel 01507 443777

Making an Offer

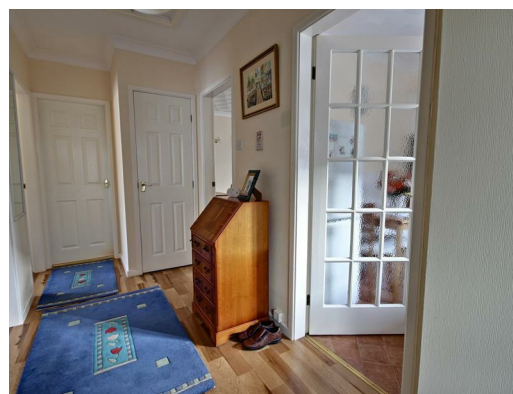
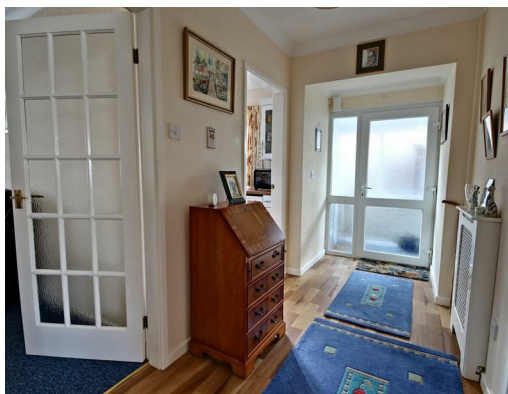
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

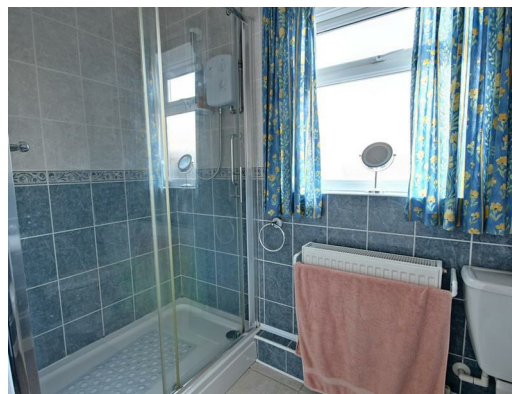
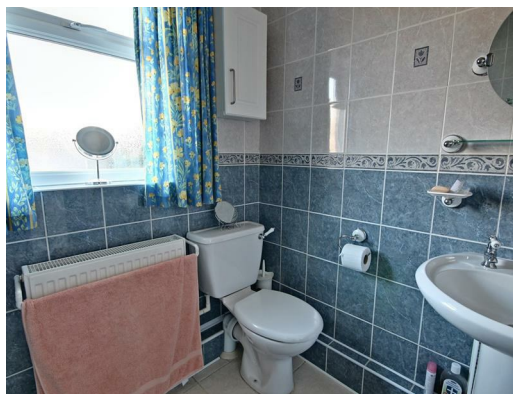
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

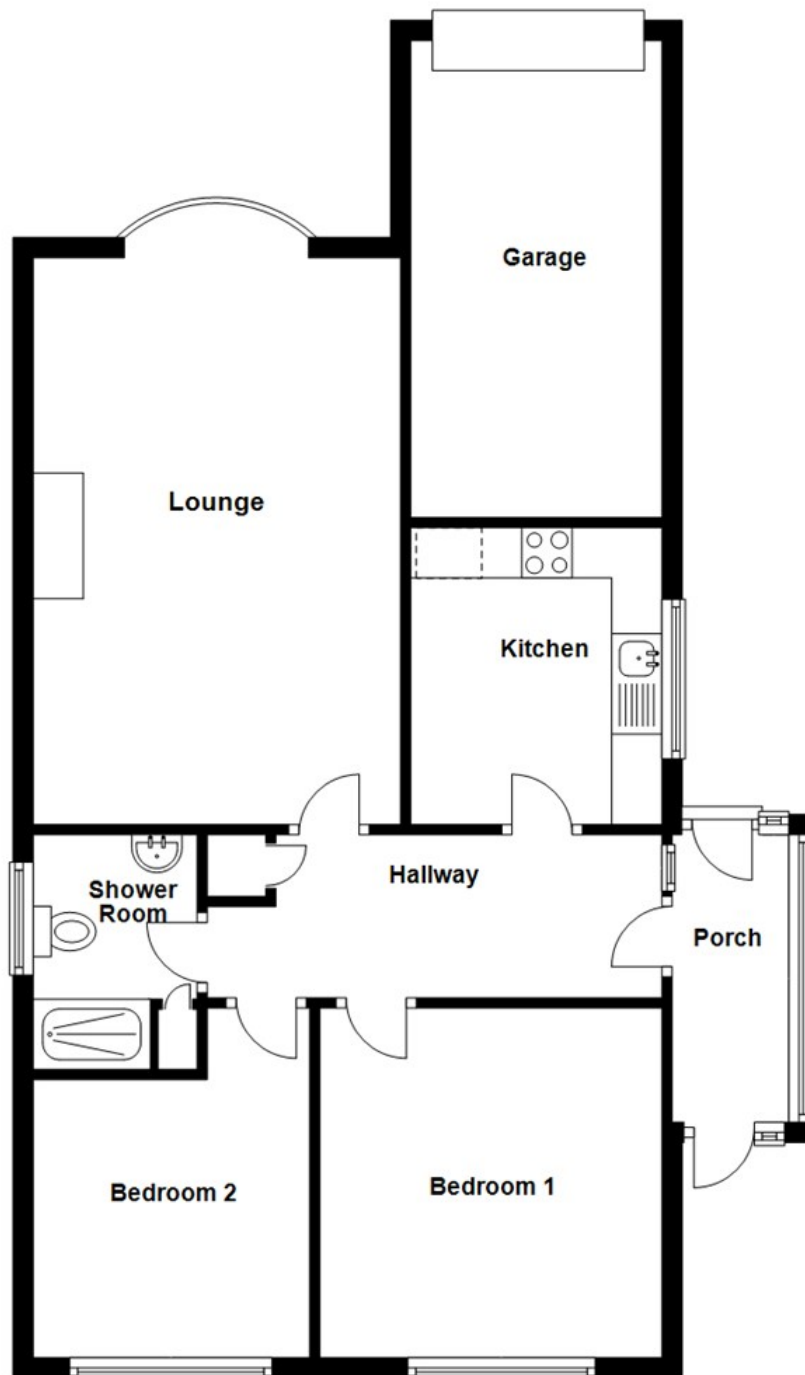
Website

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

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Directions

From our Sutton office head West along the High Street, turn left at the mini roundabout then take your second right onto Sandringham Drive. Follow the road all the way around to your left and number 45 can be found at the end of the road on your left hand side.

