

104 Huttoft Road,
Sutton on Sea, LN12 2QZ

Reduced To £159,950



**** Was £179,950 Now £159,950 **** We offer for sale this three bedroom detached bungalow situated in a pleasant residential position within the coastal village of Sutton on Sea. The property is also situated within easy reach of the Sandilands 18 hole Links Golf Course and the beach.

The property has the benefit of Gas Fired Central Heating and is partly UPVC double glazed. The well laid out internal accommodation consists of:-

front Entrance Door to:

Porch

3'3" x 32"

With door to:

Hallway

Radiator. Power point. Telephone point. Loft access. Doors to:

Lounge

15' x 12'11"

Box bay window. Feature fireplace. 2 Radiators. 3 Double power points.

Lounge/Diner

17'2" x 10'2"

Fireplace with gas fire. Wall & centre lighting. Radiator. Airing cupboard housing hot water cylinder. Double opening 'French' doors leading on to the rear garden. Door to:

Kitchen

11'1" x 6'11"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Part tiled walls. radiator. Plumbing for automatic washing machine. Cooker filter hood. Gas cooker point. 3 Double power points. Gas fired boiler which supplies the central heating and domestic hot water. Programmer control. UPVC door to outside.

Bedroom 1

15'2" x 10'

Box bay window. Fitted wardrobes. Radiator. 2 Double power points.

Bedroom 2

10'7" x 9'11"

Built in wardrobe. radiator. 2 Double power points.

Bedroom 3

7'11" x 6'8"

Extending to 8'9". Built in cupboard. Radiator. Double power point.

Bathroom

6'8" x 5'11"

Panelled bath, pedestal wash hand basin and w.c. Radiator. Part tiled walls. Towel radiator.

Outside

To the front of the property is a well maintained garden that is laid to lawn and is set with a variety of mature plants, trees and shrubs. To the side of the property is gated access to the enclosed rear garden. This once again is laid to lawn and set with a variety of well established plants and shrubs. Attached to the rear of the property is a brick built store.

Driveway

Providing ample parking space.

Garage

30' x 10'5"

Narrowing to 8'9". Up and over door. Rear access door.

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 C

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.

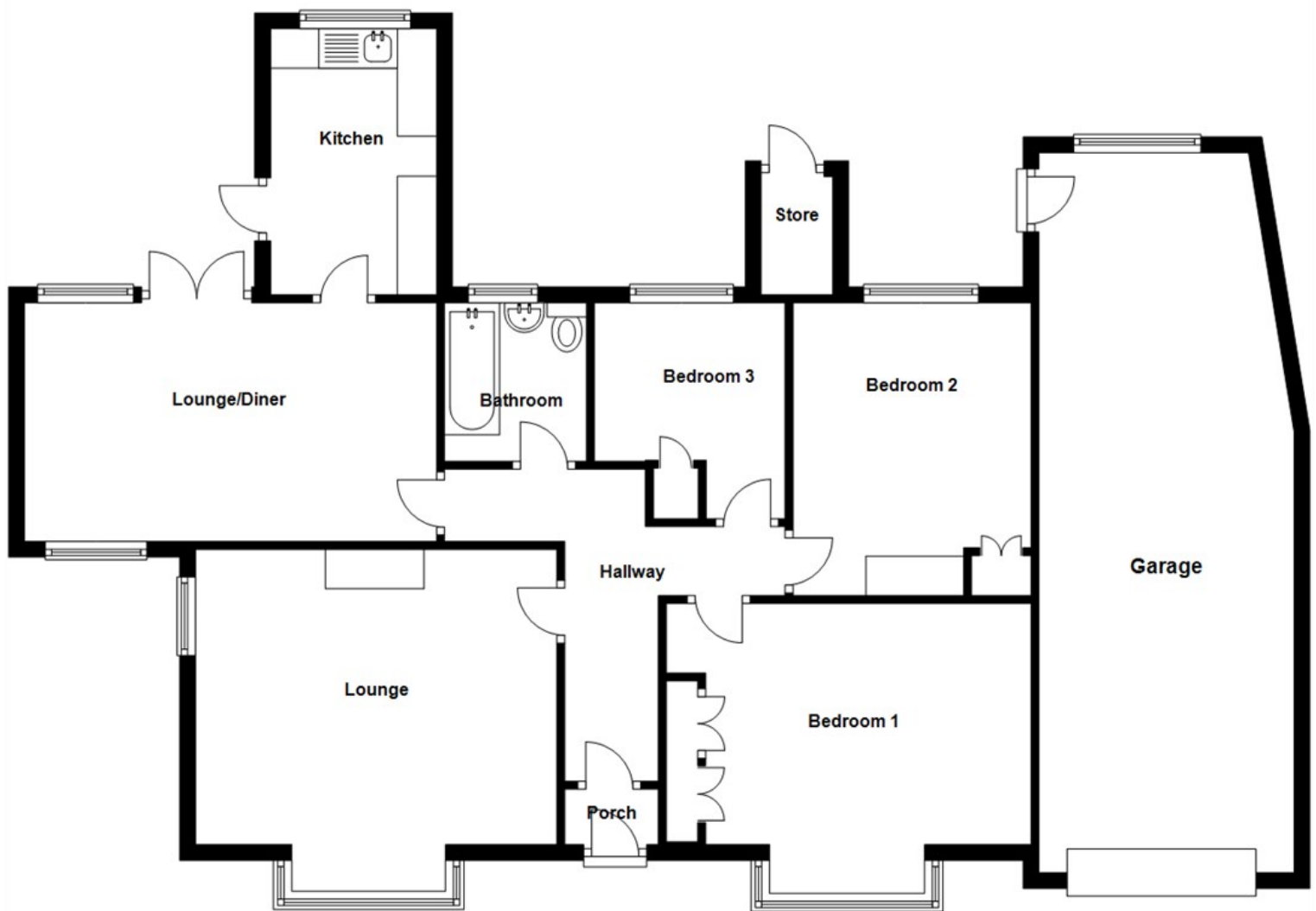
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 continue through Sutton on Sea village centre towards Sandilands you will be on Huttoft Road and number 104 is located on your right hand side just before the turning in to Crabtree Lane.

