

31 The Sidings,
Sutton-On-Sea, LN12 2SJ

Reduced To £180,000



****Reduced from £189,950 to £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 is for sale by personal representatives and has the added advantage of Gas Fired Central Heating and UPVC Double Glazed Windows & Doors. Internally the well laid out accommodation consists of:

Side Entrance Door to:

Entrance Hall

15'5" x 4'

Widening to 8'1" 'T' shaped. radiator. Telephone point. Single power point. Room thermostat control for the central heating system. Loft access. Airing cupboard with hot water cylinder.

Lounge

15'11" x 11'6"

Feature fireplace with electric fire. Windows to front and side elevations. 2 Radiators. Single & 2 double power points. Telephone point. T.V. aerial point.

Kitchen/ Diner

13'8" x 11'6"

Spacious kitchen/diner with fitted wall and base units with work surfaces over. Ceramic one-and-half bowl sink unit and drainer with mixer tap. Eye level electric oven and gas hob with extractor hood over. Plumbing for automatic washing machine. Part tiled walls. Fluorescent lighting. Radiator. 3 Double power points. 'Veissman' gas fired condensing boiler which supplies the central heating and domestic hot water. Programmer control. UPVC door to outside.

Bedroom 1

11'11" x 9'11"

Measurement includes the fitted wardrobes with sliding doors. Radiator. 2 Single power points. Sliding patio doors to:

Conservatory

11'2" x 9'10"

Laminate flooring. Double power point. Double opening 'French' doors opening on to the rear garden.

Bedroom 2

12'2" x 10'

Measurement includes the fitted wardrobes with mirrored sliding doors. Radiator. Power point.

Shower Room

Recently installed and consisting of 'Walk-in' bath with 'Triton T80i easi' electric shower over, pedestal wash hand basin and w.c. with dual push button flush. Radiator. Tile effect walling.

Outside

To the front of the property is a well maintained lawned garden set with a variety of plants and shrubs. To the side is the driveway with timber gate leading to the further driveway and garage. At the end of the driveway a single pedestrian gate opens on to the rear garden. This has been paved and gravelled for ease of maintenance and has a water feature and raised decking area. Directly to the rear of the garage is a timber shed.

Driveway

Providing ample parking space. Timber gate leading to further driveway and garage.

Garage

17'4" x 8'11"

With up and over door. Side access door. Power and lighting.

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.

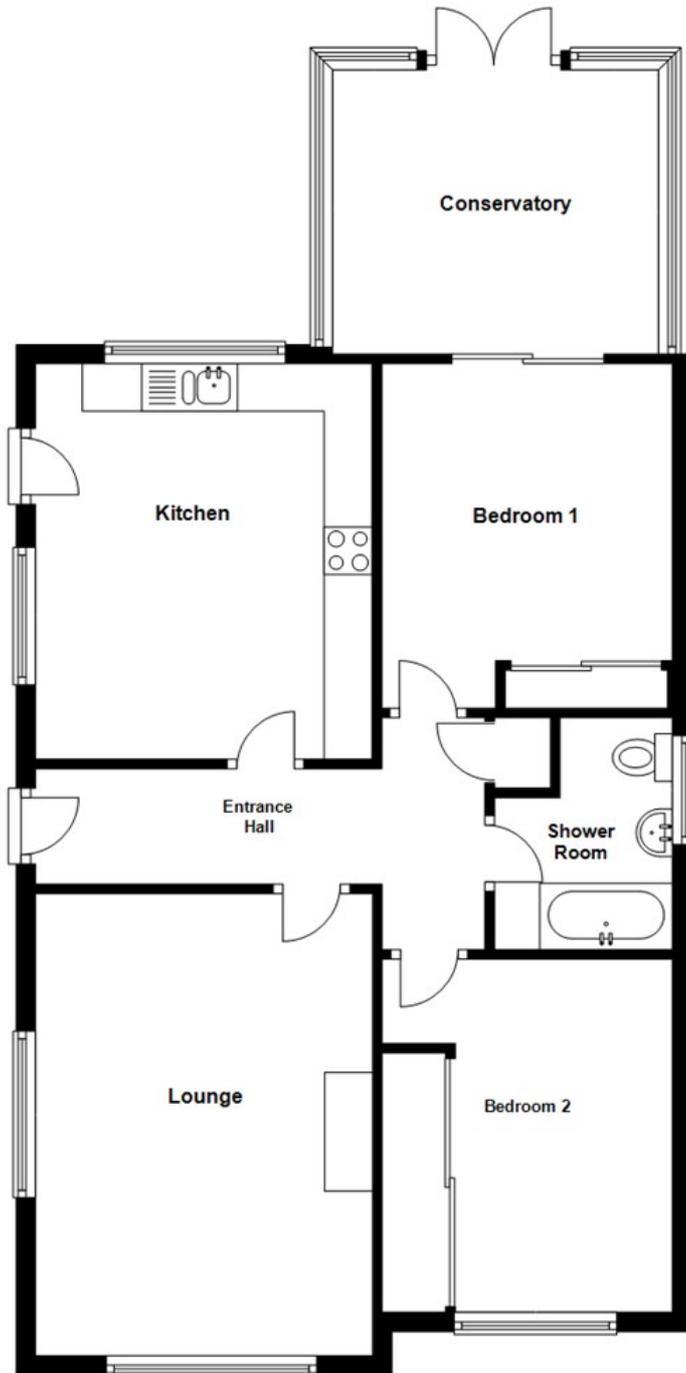
Website

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

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Directions

From our office head along the High Street, in the direction of the seafront, 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 second right onto Chanctonbury Way which leads to The Sidings. 31 The Sidings can be found half way along the road on the right hand side.

