

57 Camelot Gardens, Sutton-On-Sea, LN12 2HP

Price £184,950



Choice Properties offer for sale this well presented, two bedroom detached bungalow, which is in excellent condition throughout. The property is situated in a quiet residential position convenient for the High Street, beach and local amenities.

The property has the benefit of Gas central heating and UPVC Double Glazed windows and doors. Internally the immaculate accommodation consists of:

Front UPVC Entrance Door to:

Entrance Hall

8'8" x 2'8"

Tiled floor. Door to:

Lounge/Diner

18'3" x 9'11"

Opening on to dining area measuring 8'8" x 8'7". Bow window to front elevation. Feature fireplace with electric fire. Laminate flooring. 2 Radiators. Telephone point. T.V. aerial point. 4 Double power points.

Lobby

Built in storage cupboard. Loft access. Programmer and room thermostat control for the central heating system. Doors to:

Kitchen

10'4" x 8'3"

Measurements to widest points. Fitted wall and base units with woodblock work tops over. Ceramic sink unit and drainer with mixer tap. Electric oven and hob with filter hood over. Single & 3 double power points. Tiled floor. Part tiled walls. Door to:

Conservatory

11'11" x 6'11"

Tiled floor. 2 Double power points. Plumbing for automatic washing machine. Door to garage and door to rear garden.

Bedroom 1

12'11" x 9'11"

Radiator. 3 Double power points.

Bedroom 2

10'2" x 8'2"

Radiator. Double power point.

Bathroom

6'10" x 5'11"

Consisting of panelled bath with mixer shower over, pedestal wash hand basin and w.c. Radiator. Tiled floor. Part tiled walls. Extractor fan.

Outside

To the front of the property the garden has been gravelled for ease of maintenance. To the side of the property is gated access leading to the enclosed rear garden. This has a paved patio area leading back to the conservatory along with further paved and gravelled areas creating a beautiful but easily maintained garden.

Driveway

Garage

15'10" x 7'5"

With up and over door. Window to side elevation. Gas & electricity meters. Plumbing for automatic washing machine. 3 Double power points. 'Vokera' gas fired condensing combination boiler which supplies the central heating and domestic hot water. Door back to the conservatory.

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 B

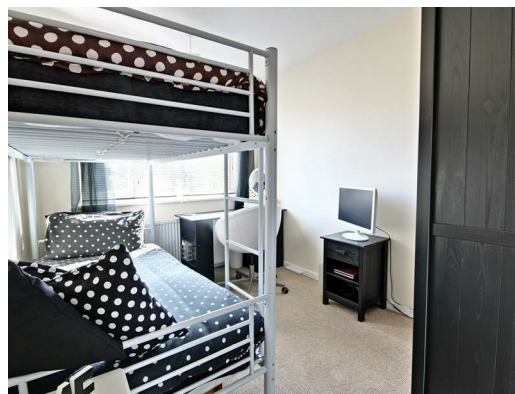
Making an Offer

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.

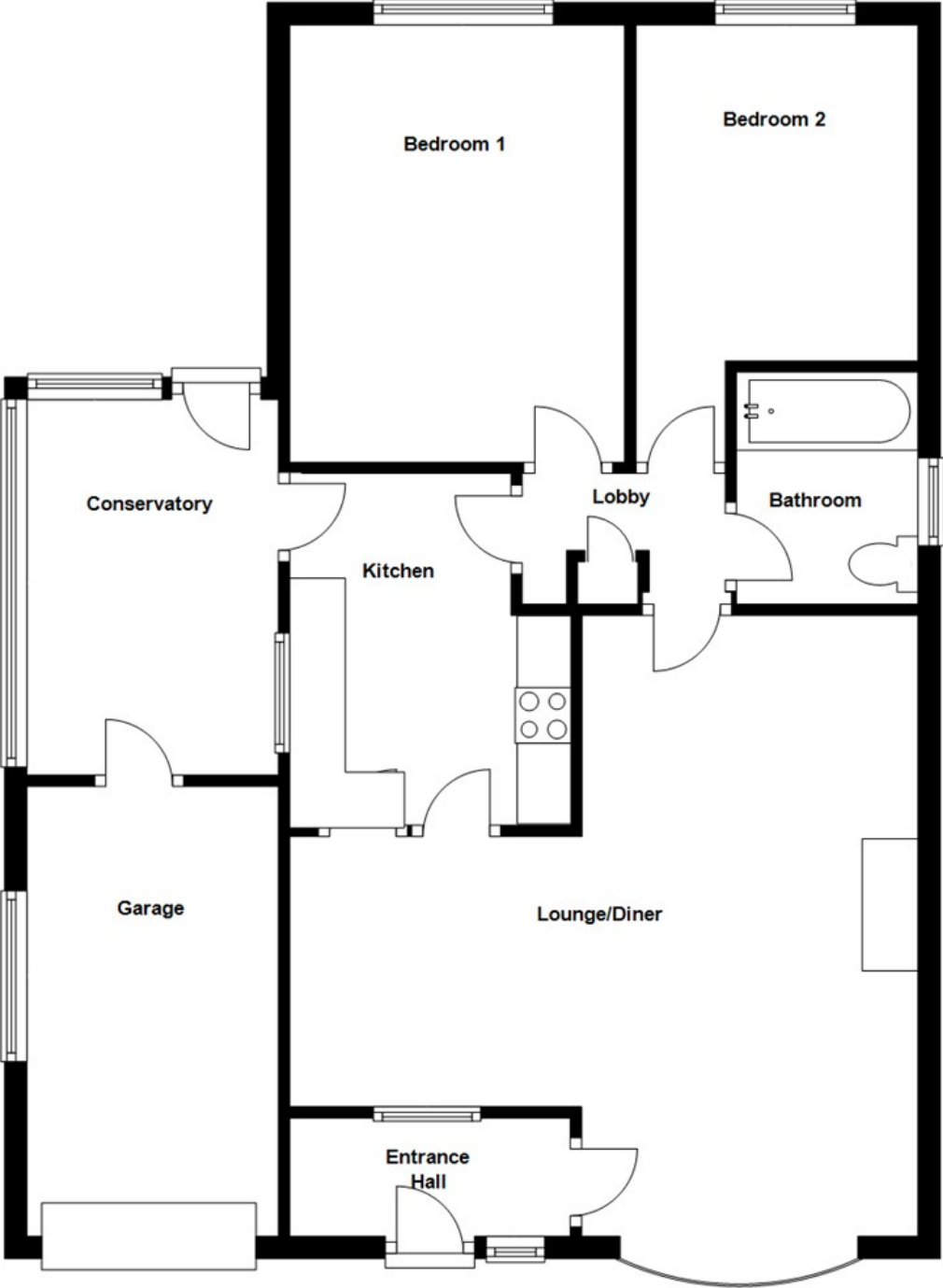
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 office head right along the High Street and turn left at the mini roundabout onto Station Road. Camelot Gardens is your second turning on the right.

