

## Southwold Park Road, Sutton-On-Sea, LN12 2LW

Price £345,000



We offer for sale this beautiful three bedroom detached bungalow of some considerable charm and character. The property benefits from bright light filled rooms with a sun room to the south side of the property. The large attractive gardens are a particular feature of the property and have been thoughtfully landscaped. Being located in a sought after location, within easy reach of the high street and beach, viewing is highly recommended to appreciate the character and setting of this fantastic property.

The property has the added advantage of UPVC Double Glazed windows and doors, gas fired central heating and a 'Clearview' multi fuel stove in the lounge. the immaculate and well presented accommodation consists of:

#### **Recessed Storm Porch with door to:**

##### **Hallway**

17'10" x 8'9"

3 Double power points. Telephone point. Built in cloaks cupboard. delft rack. Doors to:

##### **Lounge**

18'5" x 15'11"

Beautiful bright lounge with windows to two aspects. Feature fireplace with 'Clearview' multifuel stove. Gas fire point. Wall & centre lighting. 2 Radiators. 6 Double power points. Door to kitchen. Double opening glazed panelled doors to:

##### **Sun Room**

13'11" x 9'1"

Sun Room overlooking the beautifully landscaped gardens. Radiator. 2 Double power points. UPVC door to the rear garden.

##### **Kitchen/Diner**

12'11" x 12'5"

Modern kitchen comprising of fitted wall and base units with work surfaces over. Ceramic one & half bowl sink unit and drainer with mixer tap. Single & 4 double power points. T.V. aerial point. Gas cooker point. Cooker filter hood. Radiator. Spot lighting. Part tiled walls. Door to:

##### **Utility Room**

6'4" x 5'7"

Fitted work surface. 2 Double power points. Laminate flooring. Part tiled walls. Electric trip box. 'Worcester 28cdi' gas fired combination boiler which supplies the central heating and domestic hot water.

##### **Shower Room**

6'1" x 5'7"

Recently fitted shower room consisting of shower cubicle with mains mixer shower, w.c. with dual push button flush and hand basin set in vanity unit. Laminate flooring. Part tiled walls. radiator.

#### **To the side of the Kitchen is the:**

##### **Porch**

5'9" x 5'

Double power point. Tiled floor. Electric wall heater. UPVC door to outside.

##### **Master Bedroom 1**

14'10" x 10'9"

Measurements to widest points. Built in wardrobe with overhead cupboard. Radiator. 2 Double power points. T.V. aerial point. Door to:

##### **En Suite Shower Room**

6'3" x 3'10"

Shower enclosure with 'Triton T80z' electric shower. Tiled floor. Mostly tiled walls. Chrome towel radiator.

##### **Bedroom 2**

11'10" x 9'6"

Built in wardrobe with overhead cupboard. Radiator. 2 Double power points.

##### **Bedroom 3**

10'11" x 9'11"

Built in wardrobe with overhead cupboard. Radiator. 2 Double power points.

## **Bathroom**

9'10" x 9'6"

Modern bathroom consisting of panelled shower bath with 'Triton T80z' electric shower and glass shower screen. Low level flush w.c. Pedestal wash hand basin. Built in drawer unit with work surface over. Radiator. Airing cupboard with radiator. Tiled floor. Mostly tiled walls. 'Heatstore' electric wall heater. 'Silavent' extractor fan. Electric shaver point. Loft access with pull down ladder give access to loft space with lighting.

## **Outside**

The property is approached via the driveway, to the right of this is a gravelled garden area with gated access to the side of the garage. To the left of the driveway a second gate opens to a footpath giving access to the front entrance door. The large attractive gardens are a particular feature of the property and have been thoughtfully landscaped. A large part of the garden has been laid to lawn and is edged with well stocked plant and shrub borders. Beyond the large lawned gardens is a further area set with well established plants, trees and shrubs. Within this area are various paved sections giving access to a summer house, timber shed and greenhouse. Behind the garage is a further patio that has been block paved for ease of maintenance, this extends via a timber pedestrian gate on to the rear garden. 2 External power points.

## **Driveway**

Providing ample parking space.

## **Garage**

Attached to the side of the property. Sliding door. Rear access door. Power and lighting. 'British Gas' Electric & Gas smart meters. Attached to the rear of the garage is a brick built store.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - C

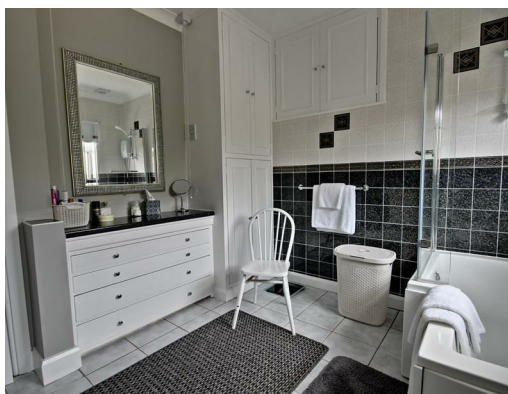
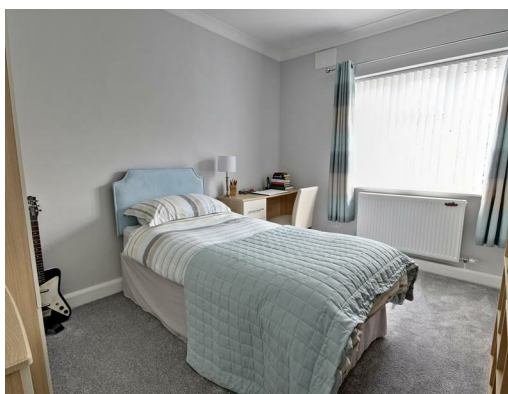
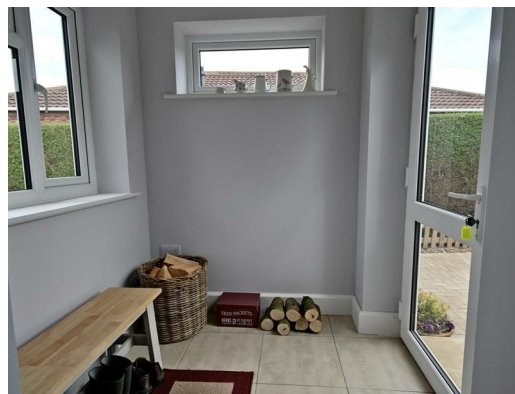
## **Making an Offer**

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.









# Directions

From our office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road. Southwold can be found a short distance along on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D	55	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

