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Huttoft Road, Huttoft



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When it comes to
property it must be


lovelle



OIRO £430,000



Lovelle are pleased to bring to market this superb FOUR Bed DETACHED Bungalow which sits on a SIZEABLE plot and benefits from OPEN VIEWS to the Rear. Viewing is recommended to appreciate the size the property has to offer!!

Key Features

- DETACHED Bungalow
- FOUR Bedrooms One With En-Suite
- Lounge
- Conservatory
- Large Rear Garden
- Open Views
- EPC rating C
- Tenure: Freehold





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The property comprises of Porch, Hallway, Reception Room, Kitchen, Conservatory, Master Bedroom with En-Suite, THREE Further Bedrooms and Shower Room. Garden to the rear with summer house and potting shed with raised planted flower bed, Detached garage and Expansive Driveway

Porch

Tiled flooring, door into;

Hallway

3.63m x 1.31m (11.9ft x 4.3ft)

Built in storage cupboard, textured ceiling, coving, separate airing cupboard, radiator, access to the loft which is partially boarded and thermostat control for the central heating.

Lounge

3.46m x 6.09m (11.4ft x 20ft)

Bay window to front elevation and window to side, two radiators, textured ceiling, coving, tv aerial point. Space for dining table.

Kitchen

2.96m x 6m (9.7ft x 19.7ft)

Window to rear elevation, fitted with a range of wall and base units with worktops over, 1.5 bowl stainless steel sink unit with drainer and mixer taps, cooker point with extractor over. Space for fridge and freezer, built in dishwasher and washing machine, two radiators. Partly tiled walls, textured ceiling, coving, gas boiler which supplies the central heating and hot water and patio door leading into;

Conservatory

3.81m x 4.92m (12.5ft x 16.1ft)

Tiled and insulated pitched roof, ceiling fan, two electric radiators, tiled flooring, windows to all elevations and French double opening patio doors leading onto the rear garden.

Bedroom One

6.24m x 3.57m (20.5ft x 11.7ft)

Spacious double bedroom with archway opening into a dressing room area, two radiators, textured ceiling, coving, door leading out to the rear garden and a door leading into;

En-Suite

2.36m x 1.11m (7.7ft x 3.6ft)

Obscure window to rear elevation, fitted with a three piece suite comprising of shower cubicle with shower over, wash hand basin with vanity unit and wc, fully tiled walls and radiator.

Bedroom Two

3.1m x 3.33m (10.2ft x 10.9ft)

Window to side elevation, radiator, textured ceiling and coving.

Bedroom Three

6.89m x 2.65m (22.6ft x 8.7ft)

Bay window to front elevation, textured ceiling, coving, radiator.

Bedroom Four

2.95m x 2.09m (9.7ft x 6.9ft)

Window to front elevation, textured ceiling, coving and radiator.

Shower Room

2.69m x 1.55m (8.8ft x 5.1ft)

Obscure window to rear elevation, a three piece suite comprising of a large walk in shower with glass screen, wash hand basin with vanity unit and dual flush W.C, marble effect mermaid board to the walls and electric room heater that's programable.

Rear Garden

A beautifully spacious and well maintained rear garden laid to lawn with mature trees, shrubs and flower borders. The garden is private and fully enclosed with fencing and hedging to the borders. There is stunning open views to the rear. A spacious patio seating area as well. To the rear there is a spacious timber summerhouse, garden shed and potting shed.

Garage

7.36m x 3.4m (24.1ft x 11.2ft)

With power , lighting and up and over door, two windows and door to side giving access to the garden.

Front

The front of the property is laid to lawn with mature trees and enclosed with hedged boundaries to the side. There is access to the rear of the property via gates either side.

Driveway

Extensive concrete driveway providing space for numerous vehicles to park with turning space to both the front and rear of the property.

Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

Directions





From our office on Victoria road Head south east on Victoria Road/A52 towards The Boulevard, Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52, Continue to follow A52 for 0.8 miles the property can be found on the right hand side.

Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property Is Placed In Tax Band C

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





Floor 0 Building 1

Approximate total area⁽¹⁾
 1812.18 ft²
 168.36 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



When it comes to **property**
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