

Buy. Sell. Rent. Let.



sutton on sea, Sutton on Sea



When it comes to
property it must be


lovelle



Offers in excess of £220,000



Lovelle are pleased to bring to market this spacious TWO Bed DETACHED Bungalow situated in a sought after location in Sutton On Sea withing walking distance to the beach and local amenities.

Key Features

- Detached Bungalow
- Lounge
- Sought After Location
- Conservatory Off Lounge
- TWO Bedroom
- Low Maintenance Rear Garden
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to bring to market this spacious TWO Bed DETACHED Bungalow situated in a sought after location in Sutton On Sea withing walking distance to the beach and local amenities. The property comprises of Entrance Hall, Kitchen Diner, Lounge, Conservatory, TWO Bedrooms and Shower Room. With Rear Garden , Garage and Driveway.

Entrance Hall

1.21m x 4.41m (4'0" x 14'6")

Entering via a half glazed Upvc door to the side elevation into the inner hall.

The inner hall gives access to all rooms, having a built in storage cupboard housing hot water cylinder and shelves, loft hatch access which has pull down loft ladder.

Kitchen Diner

3.30m x 3.31m (10'10" x 10'11")

Having Dual aspect windows to the front and side elevations, base and wall mounted units incorporating draws and display cupboards, space and plumbing for washing machine, space for under counter fridge, space for freestanding cooker, wall mounted gas boiler, part tiled walls and ceiling strip light, door into inner hall.

Lounge

4.80m x 3.31m (15'8" x 10'11")

Having a Upvc window to the side elevation, sliding patio doors to the rear elevation into the conservatory, central stone fire surround with gas fire, central ceiling rose with decorative boarder, ceiling light and coving, electric sockets, TV aerial point, door into inner hall.

Rear Conservatory

2.21m x 2.62m (7'4" x 8'7")

Being built on a dwarf brick wall base with Upvc windows above too three sides single door opening to side elevation into the rear garden, central heating radiator.

Bedroom One

2.81m x 3.00m (9'2" x 9'10")

Having a Upvc window to the front elevation, built in wardrobes with four single opening doors, electric sockets, ceiling light and coving, central heating radiator and electric sockets.

Bedroom Two

3.99m x 2.97m (13'1" x 9'8")

Upvc window to the rear elevation, built in wardrobe with five single opening doors, ceiling light and coving, central heating radiator.

Modern Shower Room

2.21m x 1.97m (7'4" x 6'6")

Comprising of walk in shower cubical with mains fed shower and rainfall shower head, vanity wash hand basin with storage cupboard under, low flush WC, Upvc window to the side elevation, ceiling spot lighting, also benefitting from being fully tiled floor to ceiling.

Detached Garage

5.44m x 2.77m (17'10" x 9'1")

Being detached from the property with an up and over door.

Rear Garden

To the rear of the property is an easily maintained rear garden mainly laid gravel and with patio slabbing having some mature planted shrubs, timber fenced to all perimeters, access to the detached garage and driveway.

Front Garden

To the front of the property is a walled and gated garden and driveway with mature planted shrub rockery area and then mainly laid with shingle for ease of maintenance, access to the driveway leading to the garage.

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.

Direction

From our office Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A522.2 miles. Turn right onto Marine Avenue. The property can be found on the left hand side by our For Sale Board.

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 B

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.

Agents Note

0.00m x 0.00m (0'0" x 0'0")

This property is being sold with no upper chain.





When it comes to **property**
it must be


lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

