

Buy. Sell. Rent. Let.



Marine Avenue, Sutton on Sea



2



1



2

When it comes to  
property it must be

  
lovelle





£269,000

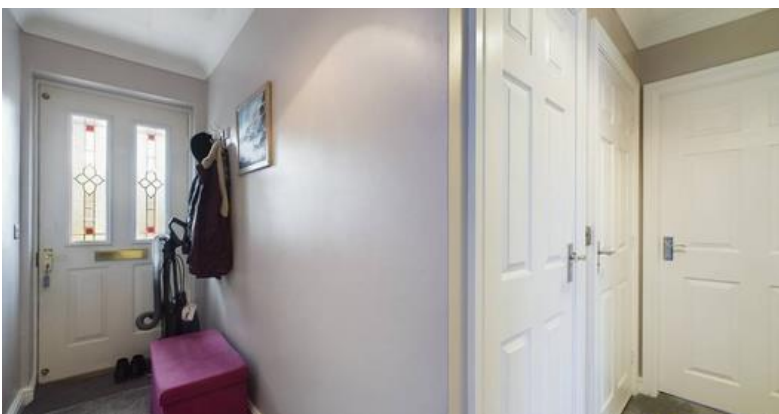


Lovelle are pleased to offer for sale a modern detached bungalow with attached garage and driveway in a sought after residential area of Sutton on Sea. Being located near the town centre and a short distance from the beach.

### Key Features

- Detached Bungalow
- Two Bedrooms
- Garage
- Family Shower Room
- Rear Conservatory off Lounge
- Driveway
- EPC rating C
- Tenure: Freehold









Lovelle are pleased to offer for sale a modern detached bungalow with attached garage and driveway in a sought after residential area of Sutton on Sea. Being located near the town centre and a short distance from the beach.

This well maintained property offers, entrance hall, lounge, breakfast kitchen, rear conservatory off the lounge, two double bedrooms and family shower room, enclosed rear garden, open front garden with driveway parking, attached single garage, benefitting from Upvc double glazing and gas central heating.

### Entrance Hall

1.00m x 3.51m (3'4" x 11'6")

Entering from the front of the property through a half glazed door, into the inner hall giving access to all rooms, ceiling light, loft access and telephone point

### Breakfast Kitchen

2.74m x 3.48m (9'0" x 11'5")

Having a window to the front elevation and half glazed door to the side elevation, with a range of base and wall mounted white units with complimentary work surface over, space for under counter fridge and freezer, resin sink unit and drainer with mixer tap, integral oven and four ring hob with extractor hood over, ceiling spot lighting, plumbing and space for washing machine and dishwasher.

### Lounge

4.86m x 3.65m (15'11" x 12'0")

Having an inset feature fire, "French" double opening doors to the rear elevation opening into the rear conservatory, electric sockets, ceiling light and TV aerial point.

### Rear Conservatory

3.21m x 2.31m (10'6" x 7'7")

Located off the lounge, having half glazed window to either side elevations, and double opening doors onto the rear garden and patio area.

### Bedroom One

3.56m x 3.65m (11'8" x 12'0")

Having a window to the rear elevation, central heating radiator, ceiling light and electric sockets this room is a larger than average double bedroom.

### Bedroom Two

2.47m x 3.49m (8'1" x 11'6")

Having a window to the front elevation, electric sockets, TV aerial point, central heating radiator, this is a great size double bedroom.

### Family Shower Room

1.95m x 2.32m (6'5" x 7'7")

Having an opaque window to the front elevation, comprising of shower cubical with double opening sliding doors with mains fed shower, vanity wash hand basin and low flush WC also set in vanity surround, part tiled walls, ceiling light.

## Attached Garage

Having an up and over door to the front elevation and rear pedestrian door, with power and lighting and also having the wall mounted gas boiler on the wall.

## Enclosed Rear Garden

Having lovely open field views to the rear and a timber fence to all side, being mainly laid with patio slabbing, and pebbles with raised planted borders and mature shrubs. Access to the front from either side of the rear garden via gated access.

## Open Front Garden and driveway

To the front of the property is an open front garden which has been laid with decorative pebbles for ease of maintenance having raised beds with mature planted shrubs, also to the side elevation is a private tarmacked driveway which would easily sit two vehicles 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.

## Directions

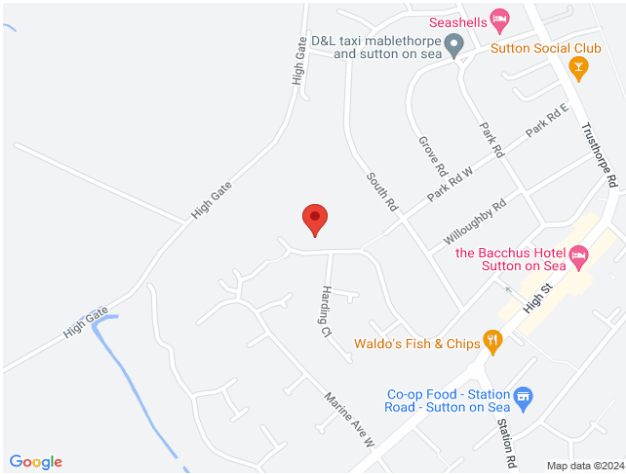
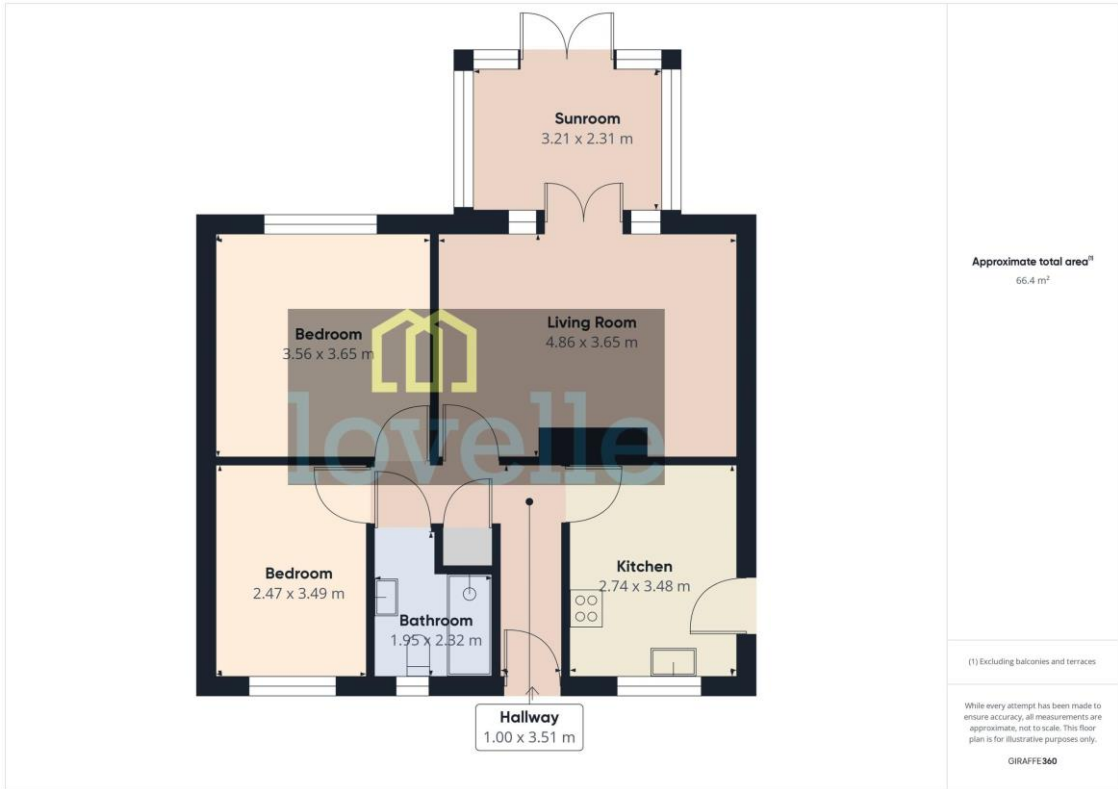
From our office Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A522.2 miles. Turn right onto Marine Avenue. The property can be found on the Right hand side by our For Sale Board.

## 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.



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

**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

