

Buy. Sell. Rent. Let.



## St Francis Gardens, Sutton on Sea



3



2



2

When it comes to  
property it must be

  
**lovelle**



£460,000



Lovelles are pleased to offer this Spacious THREE/ FOUR Bed Immaculately Present DETACHED Property in the most sought after area in Sutton on Sea in a quite cul de sac . The property is located within easy reach of the local amenities and the beach. Viewing is ESSENTIAL To See The Space On Offer Of This IMPRESSIVE Property!!!

### Key Features

- DETACHED Property
- Three/ Four Bedrooms One With En Suite
- Lounge
- Kitchen Diner
- Utility Room
- Family Bathroom
- EPC rating C
- Tenure: Freehold





Lovelles are pleased to offer this Spacious THREE/ FOUR Bed Immaculately Present DETACHED Property in the most sought after area in Sutton on Sea in a quite cul de sac . The property is located within easy reach of the local amenities and the beach.

The Property Comprises Of Entrance Hall, WC, Kitchen Diner, Lounge, Bedroom Four, Utility, THREE Further Bedrooms One With En Suite and Shower Room. With Gardens, Driveway and Double Garage.

Viewing is ESSENTIAL To See The Space On Offer Of This IMPRESSIVE Property!!!

### Entrance Hall

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

Radiator, coving, textured ceiling and door into;

### WC

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

Obscure window to side elevation, with WC, vanity wash hand basin, coving , textured ceiling and radiator.

### Hallway

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

Staircase to first floor, radiator, power points, coving to ceiling and smoke alarm.

### Lounge

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

Bi- fold doors leading out into the rear garden, dual aspect windows to side elevation, electric fire set in feature fireplace, two radiators, timber flooring, power points, tv aerial point and coving to ceiling.

### Bedroom Four / Second Reception Room

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

Window to front elevation, fitted blinds radiator, tv aerial point, power points and coving to ceiling.

### Kitchen Diner

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

Dual aspect windows to the rear elevation and one to front elevation, a spacious kitchen with a range of base units with quartz worktop over, range of built in units , central island with induction hob and built in cupboards, two electric ovens, built in fridge, one and half bowl ceramic inset sink, radiator, spot lights, extractor fan, power points, fitted blinds , tv aerial point, coving to ceiling and door leading into;

### Utility Room

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

Window to rear elevation, stable door leading out to the rear garden, fitted with a range of base units with worktop over, stainless steel sink unit with drainer, plumbing for washing machine and tumble dryer, fitted blinds, part tiled walls and an integral door leading into the garage.

## Landing

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

Window to front elevation, doors to all rooms, smoke alarm , radiator and airing cupboard housing hot water cylinder.

## Bedroom One

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

Windows to front and side elevation, spacious double bedroom, two large fitted wardrobes , fitted blinds, radiator, power points, tv aerial point, and door leading into;

## En Suite

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

Window to rear elevation , a large spacious shower enclosure with glazed glass screen with mixer shower, mermaid board, vanity wash hand basin, WC, radiator, spot lights, and extractor fan.

## Bedroom Two

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

Windows to front, side and rear elevation, spacious double bedroom, radiator, fitted blinds, power points, tv aerial point and access to the loft area.

## Bedroom Three

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

Dual aspect windows to rear elevation, double room, radiator, fitted blinds, power points, tv aerial point and access to the loft area.

## Shower Room

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

Dual aspect windows to rear elevation, A spacious shower area with glass screen with electric shower, pedestal wash hand basin, WC, partly tiled walls, extractor fan and radiator.

## Gardens

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

To the rear of the property is a privately enclosed garden laid to block paving with slate chippings. Here you will find a seating area with an array of plants and shrubbery The perfect place to spend a sunny evening. To the left hand side of the property you will find a further privately enclosed seating area. To the right hand side of the property you will find a further seperate area which is the perfect storage space the bins and there is a garden timber shed. There is outside lighting and power points aswell as outside water tap.

## Front

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

The front of the property is fronted to lawn featuring an array of shrubs and trees.

## Double Garage

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

With electric remote operated door, power and lighting. The boiler is housed in the garage in separate boiler room.





### Driveway

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

A spacious block paved driveway allowing several vehicles to park.

### Location

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

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.

### Services

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

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The Property is Placed In Tax Band F. 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.

### Directions

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

From our office 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 1 mile, Turn right onto St Francis Gardens. The property is on the first property on the left hand side.





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

  
**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

