

Buy. Sell. Rent. Let.



Park Road East, Sutton on Sea



When it comes to
property it must be


lovelle



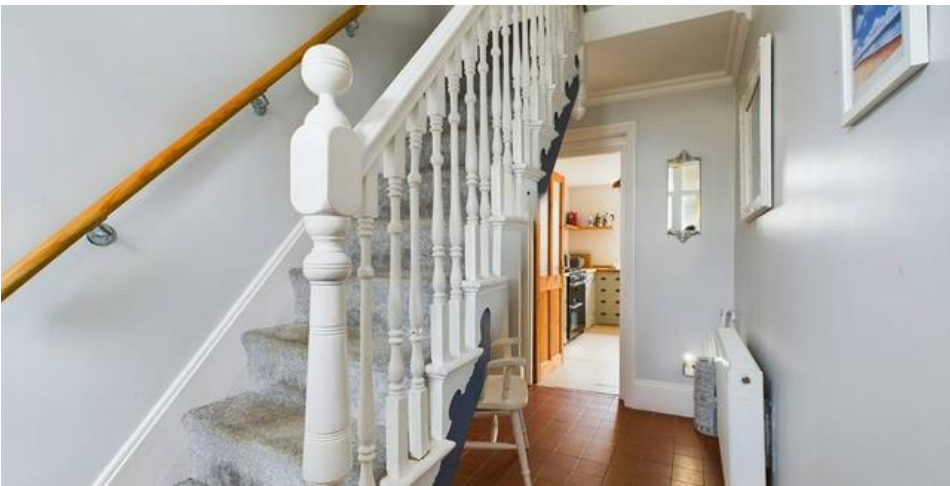
Offers over £435,000

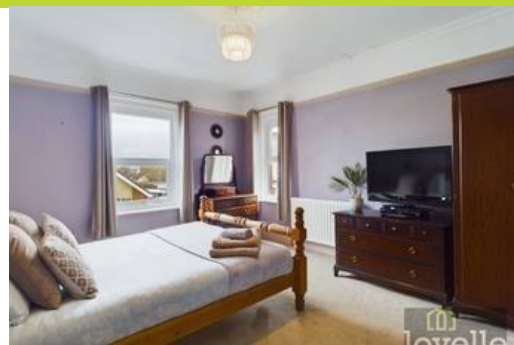


Lovelle proudly present this FIVE Bed spacious link detached House, situated in the quaint coastal little town of Sutton On Sea. This Elegant and well presented House is full of character. A FANTASTIC FAMILY HOME..NO UPWARD CHAIN! The property is within walking distance to the towns shops, cafes, restaurant's and pubs BUT most importantly our blue award winning BEACH. Viewing is ESSENTIAL to see the SPACE on offer!!

Key Features

- Detached House
- Character Property
- FIVE Bedrooms
- TWO Bathrooms
- THREE Reception Rooms
- Kitchen Diner
- EPC rating D
- Tenure: Freehold





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Entrance Hall

3.69m x 1.64m (12'1" x 5'5")

Entrance Door into hallway, radiator, smoke alarm, power points, coving to ceiling and staircase to first floor.

Lounge

4.27m x 3.63m (14'0" x 11'11")

Bay window to front elevation, feature fireplace set in surround, coving, textured ceiling, radiator, power points and tv aerial point.

Kitchen Diner

3.7m x 6.09m (12'1" x 20'0")

Window to rear elevation, spacious kitchen with space for a dining table, fitted with a range of base and wall units, belfast sink with mixer taps and drainer, rangemaster cooker, tiled splashback, space for American fridge freezer. Patio doors lead out to the rear garden and a door into;

Downstairs Bathroom

1.44m x 1.5m (4'8" x 4'11")

Obscure window to rear elevation, a three piece suite comprising of bath with shower over and glass screen, wash hand basin, WC, tiled walls and ladder style radiator.

Dining Room

4.28m x 3.55m (14'0" x 11'7")

Bay window to front elevation, window to side elevation, coving to ceiling, radiator and power points.

Second Reception Room

Window to side elevation, patio doors lead out to rear garden, power points and fitted wall and base units.

Landing

0.89m x 2.97m (2'11" x 9'8")

Access to all rooms and access to loft.

Bedroom One

4.35m x 3.61m (14'4" x 11'10")

Window to front and side elevation, Double Bedroom coving to ceiling, picture rail, radiator, power points and door into;

Jack and Jill Bathroom

3.97m x 2.89m (13'0" x 9'6")

Obscure window to rear and side elevation, a four piece suite comprising of freestanding double ended bath with mixer taps, shower cubicle, wooden unit with double sit on wash hand basin with mixer taps, WC, spotlights, ladder style radiator, tiled splashbacks and access to loft.

Bedroom Two

4.33m x 3.12m (14'2" x 10'2")

Window to front elevation, Double Bedroom, coving to ceiling, picture rail, radiator and power points.

Bedroom Three

3.74m x 2.96m (12'4" x 9'8")

Window to rear elevation, Double Bedroom, coving to ceiling, radiator, power points and wash hand basin set in vanity with tiled splashback.

Bedroom Four

2.85m x 3.01m (9'5" x 9'11")

Window to rear elevation, Double Bedroom, coving to ceiling, radiator and power points.

Bedroom Five

3.31m x 2.28m (10'11" x 7'6")

Window to front elevation, coving to ceiling and power points.

Rear Garden

To the rear of the property you will find a privately secure low maintenance rear garden with boundary wall. Which has a patio area and gravelled area. There is a timber garden shed. You also have access to the front of the property via a side gate. A brick barn with lots of character, in need of repair, but has potential for further development.

Front

The front of the property is low maintenance laid to gravel and has a low level brick wall defining the boundary.

Driveway

To the side of the property is a concrete driveway which allows several vehicles to park.

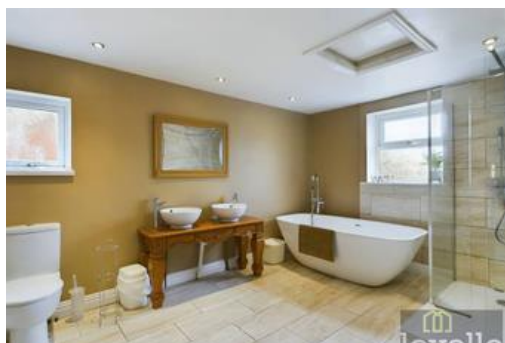
Location

The property is situated in the coastal village of Sutton-On-Sea which has a range of shops and stores. There is a primary school, a doctors' surgery, public houses and restaurants. Sutton-On-Sea has an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. It is an ideal place to settle down after a busy life. There are market towns in Louth and Horncastle, while the main regional business centres are in Grimsby and Lincoln.

Directions

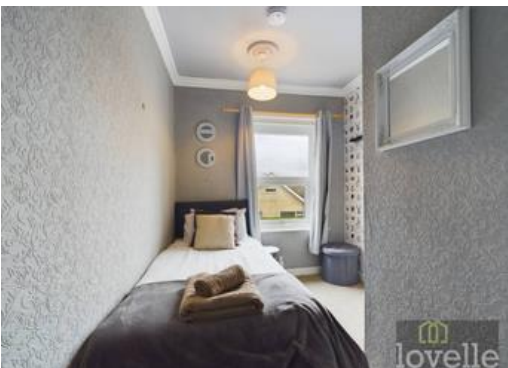
From our office Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A52 for 2.2 miles. Turn right onto Park Road East the property can be found on the left hand side.

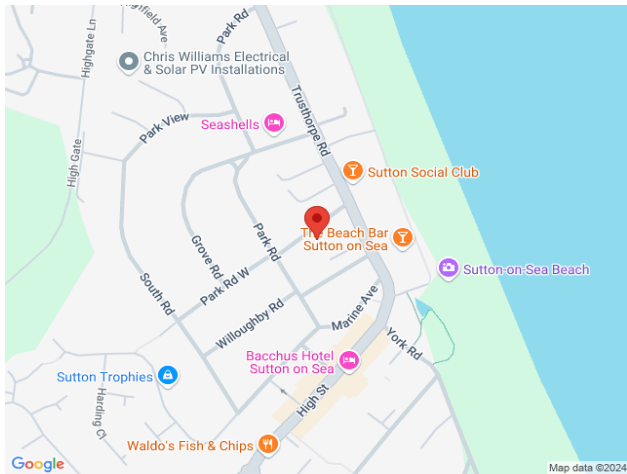
Services





The property has mains 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.





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