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Marine Avenue West, Sutton on Sea



When it comes to
property it must be


lovelle



OIRO £239,950



Lovelle are pleased to offer for sale a corner plot bungalow offering two bedrooms one with en-suite cloakroom, RECENTLY renovated to a high standard family shower room, garage and parking in a sought after location.

Key Features

- Detached Corner Plot Bungalow
- Shower Room
- Lounge
- Sun Room
- Kitchen Diner
- Gas Central Heating
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to offer for sale a corner plot bungalow offering two bedrooms one with en-suite cloakroom, RECENTLY renovated to a high standard family shower room, garage and parking in a sought after location. The property briefly comprises entrance hall, lounge, kitchen diner, sun room, two bedrooms, garage and driveway, front and rear garden.

Entrance Hall

Entering from the front of the property via a composite door into the inner hall. The inner hall gives access to all rooms, ceiling light, central heating radiator, loft hatch.

Lounge

Being a light and airy room with Upvc windows to the side and front elevations, central heating radiator, ceiling light, TV point, open door way into the kitchen diner.

Kitchen Diner

Having a feature fire surround, radiator, and a ceiling light point. Offering a larder cupboard, a range of wall and base units with contrasting worktop, a one and half bowl stainless steel sink with mixer taps, plumbing for a dishwasher, combination boiler only two years old. Dual aspect windows to the front and side elevations, half glazed Upvc door to the side elevation leading to the side gate entrance allowing access to the front and rear garden.

Bedroom One

Having a Upvc window overlooking the rear garden, two radiators, two ceiling light points, very spacious en-suite with cloak room.

En-Suite Cloakroom

Fully tiled, WC, wash basin with storage, ceiling light and extractor fan.

Bedroom Two

Having a Upvc window to the rear, double room, radiator, and ceiling light/fan.

Shower Room

Having a Upvc to the rear, renovated to a very high standard stunning walk-in mains fed shower, with rainfall and handheld shower heads, WC, pedestal wash basin with mixer taps, ceiling extractor fan, ceiling light, radiator, non-slip floor.

Sun Room/Utility/Office

Having Upvc windows and a door, full plumbing, and electrics. Radiator, ceiling light, and telephone point. Currently used as a utility room however may be used as a sun room or office.

Garage

Situated around the side of the elevation, electric up and over door, shelving, power and lighting.

Outdoor Space

To the Front elevation, laid to gravel and bark path with mature planted shrubs leading to the main door. To the rear a wrought iron gate leading to the private garden, laid to gravel along with paving, decorative pergola and garden shed. Highly fenced to the side elevation offering privacy.

Directions

From our office on Victoria Road, turn left and travel south along the A52. Continue along the A52 through Trusthorpe and towards Sutton on Sea. Once you reach Sutton on Sea High Street, at the roundabout, take the second exit onto Alford Road and then your first right hand turning onto Marine Avenue West. The bungalow can be found on your left.

Location

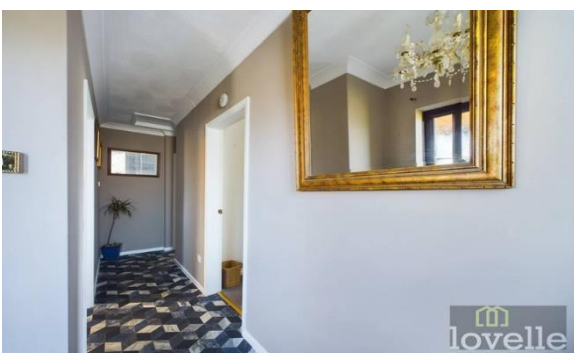
Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 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.

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⁾
1053.55 ft²
97.88 m²

(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.

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