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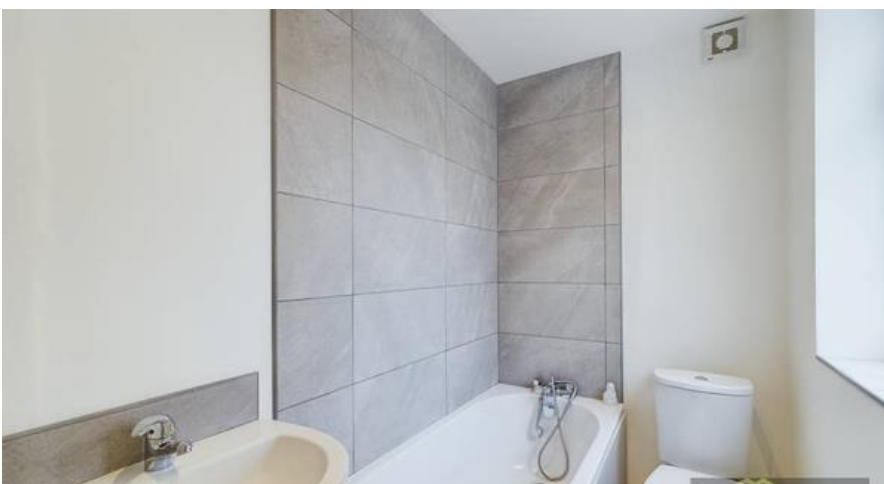


Coastguard Cottage, Sutton on Sea



When it comes to
property it must be


lovelle



£138,950



Lovelles are pleased to bring to market this recently REFURBISHED AND RENOVATED TWO bed Terraced Cottage situated within walking distance to the beach and amenities of Sutton On Sea.

With NO UPWARD CHAIN! Viewing is Essential to see what this property has to OFFER!

Key Features

- Terraced Property
- Two Bedrooms
- Kitchen
- Lounge
- Bathroom
- Rear Garden
- EPC rating C
- Tenure: Freehold



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Kitchen

4.36m x 3.54m (14'4" x 11'7")

Window to front elevation, A BRAND NEW FITTED KITCHEN! A range of base and wall units with contrasting worktop over, stainless steel sink unit with drainer, power points and spotlights.

Lounge

3.49m x 3.54m (11'6" x 11'7")

Double opening doors leading out to the rear garden, radiator, power points and tv aerial point.

Bathroom

2.21m x 1.33m (7'4" x 4'5")

Obscure window to front elevation, a three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin, WC, mermaid boarding, ladder radiator and extractor fan.

Landing

0.96m x 0.73m (3'1" x 2'5")

Staircase to first floor, access to bedrooms.

Bedroom One

3.54m x 3.22m (11'7" x 10'7")

Window to rear elevation, radiator, spotlights and power points.

Bedroom Two

2.71m x 2.79m (8'11" x 9'2")

Window to front elevation, radiator, spotlights and power points.

Rear Garden

Privately enclosed rear garden laid to lawn with hedging and fencing to all perimeters . There is concrete patio seating area.

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 in Victoria Road turn left on continue along the A52 through Trusthorpe towards Sutton on Sea. As you enter Sutton on Sea along Trusthorpe Road (A52) the road bears right onto Suttons High Street. Follow the road until the mini round about and take the 1st exit. Take the 2nd turning on the right hand side onto Station Road and the property is located at the bottom to the Right.

Services

The property has mains electric, 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 E. 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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