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Church Lane , Sutton on Sea



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When it comes to
property it must be


lovelle



Guide price £155,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Key Features

- Immediate 'exchange of contracts' available
- THREE Bedrooms
- Sold via 'Secure Sale'
- Master Bedroom With En-Suite
- Detached Dormer Bungalow
- Driveway
- EPC rating E
- Tenure: Freehold





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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Lovelles are pleased to bring to market this Spacious THREE Bed DETACHED Dormer Bungalow situated in a sought after location in Sutton On Sea close to the beach with NO UPWARD CHAIN.

The property comprises of Hallway, Lounge/ Diner, Kitchen, Utility Room, Sun Room, Store ,THREE Bedrooms Master With En-Suite and Family Bathroom. With Gardens to the front and rear and Parking for several vehicles.

Hallway

4.31m x 0.92m (14'1" x 3'0")

Entered via a Upvc door, power points, radiator, access to all rooms and thermostat control for central heating system.

Lounge/ Dining Area

4.21m x 6.84m (13'10" x 22'5")

Spacious room with window to side elevation, feature fireplace with electric fire, power points, radiator, picture rail and spotlights.

Sun Room

2.11m x 2.84m (6'11" x 9'4")

Double opening 'French' doors leading out to rear garden, obscure window to side elevation , power points and radiator.

Kitchen

2.47m x 5.04m (8'1" x 16'6")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine and dishwasher, power points and spotlights. The gas fired combination boiler is housed here. Door into;

Utility

2.16m x 2.73m (7'1" x 9'0")

Door into rear garden, windows to side and rear elevation and power points.

Bedroom One

4.11m x 3.93m (13'6" x 12'11")

Box bay window to front elevation, radiator, power points, picture rail and door into;

En-Suite

2.73m x 2.81m (9'0" x 9'2")

Spacious shower room with double walk in shower cubicle, built in vanity with hand wash basin and WC, ladder style radiator, mermaid boarding to walls, spotlights, extractor fan and door into;

Store

2.32m x 3.05m (7'7" x 10'0")

Window to front elevation and power points.

Bedroom Two

3.94m x 3.66m (12'11" x 12'0")

Box bay window to front elevation, power points, picture rail and radiator.

Family Bathroom

2.21m x 1.63m (7'4" x 5'4")

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

Second Reception Room

3.16m x 3.15m (10'5" x 10'4")

Window to rear elevation, picture rail, radiator , power points and staircase leading to;

Bedroom Three

4.71m x 3.97m (15'6" x 13'0")

Window to front elevation, radiator and power points.

Rear Garden

To the rear of the property you will find a privately enclosed lawned rear garden with fencing to all perimeters. There is a paved patio area. There is a gate to the side of the property giving access to the rear garden.

Front

The front of the property is low maintenance laid to gravel with picket fencing to the front. There is concrete driveway to the side allowing several vehicles to park.

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

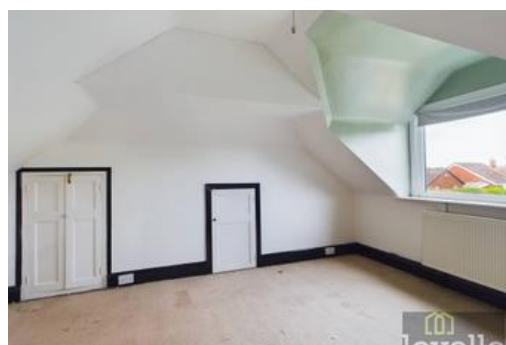
From our office Head south-east on Victoria Road/A52 Continue to follow A52 for 2.3 miles. Turn left onto York Road Continue onto Furlongs Road, Continue onto Hotchin Road, Slight right onto Church Lane. The property can be found on the left hand side.

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 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.





Auctioneers Comments

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

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained.





Approximate total
129.58 m²

Reduced headro
5.16 m²



(1) Excluding balconies and

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measures are approximate.



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