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Station Road, Sutton on Sea



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property it must be

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OIRO £155,000



A rare opportunity to purchase a turn key ready ground floor end of terrace apartment within walking distance to the beach and High Street shops.

Key Features

- FREEHOLD Ground Floor Flat
- Two Bedrooms
- Shower Room
- Lounge
- Kitchen/Diner
- Private Rear Garden
- EPC rating D
- Tenure: Freehold



A rare opportunity to purchase a turn key ready ground floor end of terrace apartment within walking distance to the beach and High Street shops. Central but tucked away, the apartment has been fully renovated to a high standard and offers Lounge, Kitchen Diner with Utility Area, Two Bedrooms and Shower Room. To the rear is a good-sized private garden and there is a newly installed gravel driveway to the front of the property.

Entrance Lobby

Entry is through a wooden front door and gives access to a First floor flat and private fire door to the ground floor flat.

Lounge

14'0" x 16'1" (4.3m x 4.9m)

Having a box bay window to the front elevation, radiator, telephone pint, TV point, opening to;

Inner Hall

Having understairs storage cupboard, radiator, door into the Utility area.

Kitchen/Diner

12'6" x 9'0" (3.8m x 2.7m)

Having a newly installed modern contemporary navy blue kitchen, with wall and base mounted units and soft close draws, space and plumbing for washing machine, tumble drier and upright fridge freezer, Upvc window to side elevation and matching door leading out on to the private rear garden.

Bedroom One

10'10" x 9'6" (3.3m x 2.9m)

Having a Upvc window to the rear elevation, radiator and ceiling light.

Bedroom Two

9'5" x 8'1" (2.9m x 2.5m)

Having dual aspect windows to the side and rear elevations, High level cupboard housing the electric meter, radiator, ceiling light.

Shower Room

6'6" x 5'10" (2m x 1.8m)

Comprising of new modern shower cubical with electric shower, pedestaled wash hand basin, WC, Upvc window to the side elevation, ceiling light.

Outside Space

To the front of the property is a newly installed gravelled driveway for ease of parking, to the rear is a fully enclosed garden having side fence recently replaced, patio and lawned.

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.

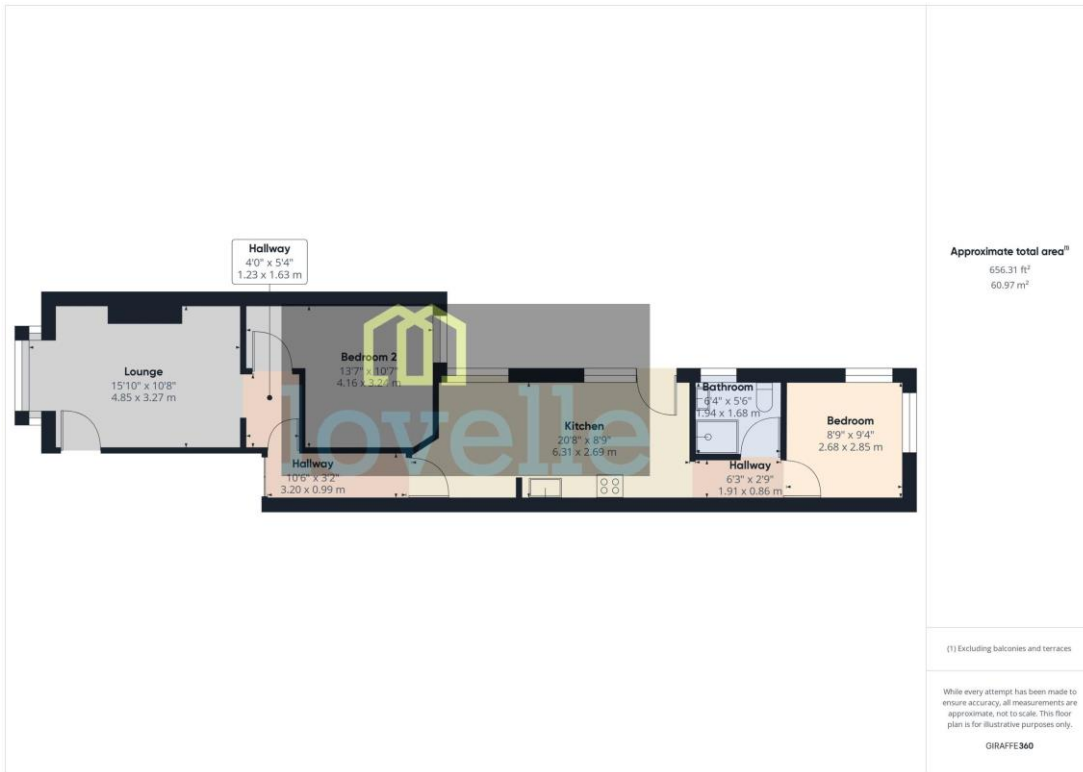
Services

The property has mains 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 A

Directions

From our office on Victoria Road, Mablethorpe head away from the traffic lights along the A52 towards Sutton-on-Sea. Continue the A52 bearing right onto Sutton on Sea High Street. At the roundabout take the first turning on your left onto Station Road. The property is along a private road on your right, opposite the Coop and can be identified by our Lovelles 'For Sale' board.



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