

Buy. Sell. Rent. Let.



Station Road, Sutton on Sea



2



1



2

When it comes to
property it must be


lovelle



£140,000



Being sold via Auction terms and conditions, Starting Bid £140,000

We offer for sale a semi-detached two bedroom bungalow with no upper chain being located on a corner plot position with gated driveway and mature gardens.

Key Features

- Immediate "Exchange of Contracts"
- Shower Room
- Sold Via "Secure Sale"
- Enclosed Rear Garden
- Semi-Detached Bungalow
- Corner Plot
- EPC rating U
- Tenure: Freehold





Being sold via Auction terms and conditions, Starting Bid £140,000

We offer for sale a semi-detached two bedroom bungalow with no upper chain being located on a corner plot position with gated driveway and mature gardens.

Comprising of side conservatory, kitchen, lounge, two double bedrooms and shower room.

Entrance Conservatory

Being Built on a dwarf brick wall with Upvc windows to all sides, having half glazed Upvc doors to the front and rear elevations, timber door leading into the kitchen.

Kitchen

Having a Upvc window to the front elevation, a range of fitted wall and base units with work surface over, built in storage cupboard with shelving, cooker point, ceiling light, space and plumbing for washing machine, space for freestanding cooker, door into the lounge.

Lounge

With dual aspect windows to the front and side elevations, feature gas fire in surround, central heating radiator, ceiling light, door leading to the inner hall.

Inner Hall

Having a built in airing cupboard housing the hot water cylinder and having shelving for additional storage, loft hatch access, being an "L" shaped hall having a half glazed door to the rear elevation, ceiling level electric fuse box, doors too all rooms

Bedroom One

Having a Upvc window to the front elevation, central heating radiator, ceiling light and electric sockets.

Bedroom Two

Good size second double bedroom with a Upvc window to the rear elevation, central heating radiator, ceiling light.

Shower Room

Comprising of shower cubical, WC and vanity wash hand basin, Upvc window to the rear elevation, part tiled walls, central heating radiator and ceiling light.

Enclosed Rear Garden

To the rear of the property is a low maintenance garden, complete with green house and timber shed, an array of mature plants and patio tubs, pathway leading to the side of the property.

Front and Side Gardens

Having a gated driveway and mainly laid to lawn with mature planted shrubs and bushes, a pathway leads around the property to the front lawned garden with timber fence and gate.

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 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 turn left follow the road round and the property can be found on the right hand side at the turning for Sandringham Drive.

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 A. 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

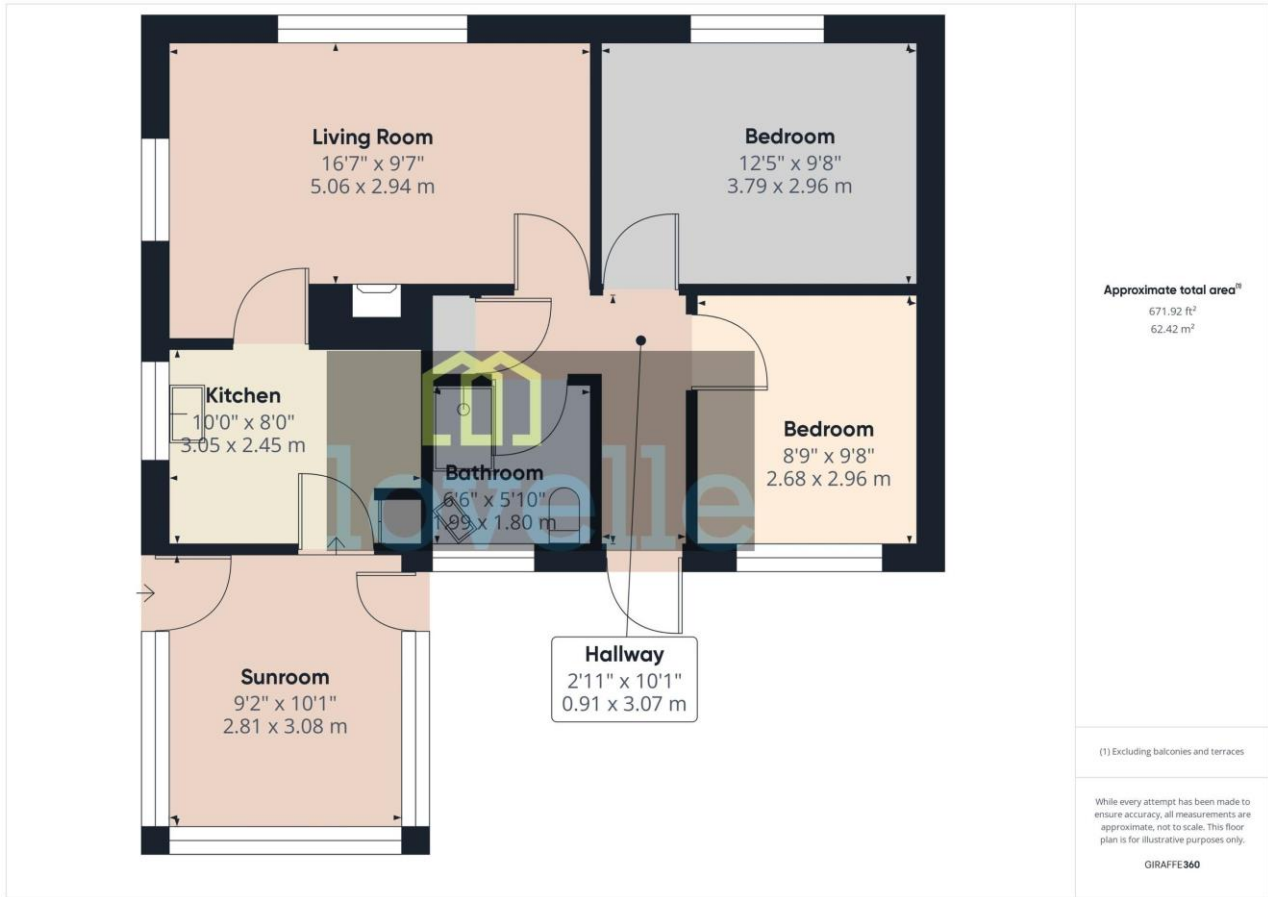
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership 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.

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. There is no requirement or indeed obligation to use these recommended suppliers or services.









When it comes to **property** it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

