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St Francis gardens, Sutton on Sea



When it comes to
property it must be


lovelle



£350,000



Lovelles are pleased to offer this TWO/THREE Bedroom DETACHED Bungalow in the most sought-after area in Sutton on Sea in a quite cul de sac with open field views. The property is located within easy reach of the local amenities and the beach.

Key Features

- Detached Bungalow
- Sought After Area
- Three Reception Rooms
- Two/Three Bedrooms
- Driveway
- Garage
- EPC rating D
- Tenure: Freehold





xxxxx Reduced by motivated vendor to sell £30,000 xxxxx

Lovelles are pleased to offer this TWO Bed DETACHED Bungalow in the most sought after area in Sutton on Sea in a quite cul de sac with open field views. The property is located within easy reach of the local amenities and the beach.

The property comprises of Entrance Hall, Kitchen Diner, Lounge, Dining Room, Conservatory, Utility, TWO/THREE Bedrooms, Family Shower Room and Cloakroom. Front and low maintenance rear garden with open field views, attached single garage and driveway allowing parking for several vehicles. This property is not to be missed and must be viewed to appreciate the space on offer!!

Entrance Hall

3.85m x 1.34m

Entered via a double glazed door with obscure glazed side panel, radiator, coving, textured ceiling and built in storage cupboard.

Kitchen Diner

5.96m x 2.98m

Spacious kitchen diner with fitted wall and base units with work surface over, having Upvc window to the rear elevation with Upvc patio doors also to the rear elevation, built in electric oven, electric hob with extractor hood over, part tiled splash backs, single drainer sink with tap over, integrated fridge, radiator, textured ceiling, coving and spotlights.

Utility

1.75m x 1.32m Having Upvc window to rear elevation, fitted with base unit and worktop over

Having a Upvc window to rear elevation, fitted base unit with worktop over, single drainer sink with tap, part tiled splash backs, space for washing machine/dryer, radiator, coving and textured ceiling. Door leading into garage.

Cloakroom

1.32m x 1.18m

With low level wc and wash hand basin and obscure window to rear elevation.

Lounge

6.81m x 4.26m

Having a Upvc bay window to the front elevation, feature effect fire in surround, ceiling light and coving, textured ceiling radiator and power sockets. Door leading into;

Dining Room/Bedroom Three

4.85m x 3.32m

Having a Upvc window to front elevation, coving, textured ceiling, radiator, telephone point and patio doors leading out onto the rear garden.

Conservatory

3.30m x 2.62m

Being built on a dwarf brick wall base with windows to all sides and double opening doors to the rear elevation.

Bedroom One

3.10m x 2.99m

Having a Upvc bay window to front elevation, fitted double wardrobes and dressing table, coving and textured ceiling, radiator.

Bedroom Two

3.96m x 3.18m

Having a Upvc window to front elevation, built in cupboard, coving and textured ceiling, radiator.

Family Shower Room

2.95m x 2.87m

Comprising of a four piece suite a large shower cubical , toilet and sink hand basin and bidet. Having a Upvc window to rear elevation, extractor fan, fully tiled and, built in cupboard radiator.

Garage

Single attached garage with power and lighting, up and over door.

Rear Garden

Enclosed low maintenance block paved rear garden with fencing to all perimeters, overlooking open field views, gates either side leading onto the front, wooden summer house and timber garden shed.

Front Garden

Lawned front garden with flower borders, mature trees and shrubs, and lighting. Driveway to the front 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.

Services

The property has mains electric, gas, 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 D 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.

Directions

From our office Head south-east on Victoria Road/A52 towards The Boulevard , Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52 , Continue to follow A52 for 1 mile, Turn right onto St Francis Gardens. The property is on the right hand side.









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01507 478297

Mablethorpe@Lovelle.co.uk

