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Shelley Close, Sutton on Sea



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When it comes to
property it must be


lovelle



£340,000



Lovelles are pleased to bring to market this superb deceptively spacious and modern THREE Bed detached bungalow situated in sought after location in Sutton on Sea within walking distance to the beach. EARLY VIEWING IS RECCOMENDED!

Key Features

- DETACHED Bungalow
- THREE Bedrooms
- MASTER WITH EN SUITE
- Conservatory
- Private Rear Garden
- Driveway
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this superb deceptively spacious and modern THREE Bed detached bungalow situated in sought after location in Sutton on Sea within walking distance to the beach.

The property comprises of Porch, Hallway, Lounge, Kitchen, Conservatory, THREE Bedrooms one with En Suite and Jack and Jill Shower room. With private Rear Garden, Sun Room and Parking. EARLY VIEWING IS RECOMMENDED!

Porch

1.62m x 3.62m (5'4" x 11'11")

Composite door to front with obscure window to side elevation, sky light, radiator coving to ceiling, consumer unit and power points.

Hallway

4.83m x 1.01m (15'10" x 3'4")

Access to all rooms, radiator, power points, spotlights, smoke alarm, access to loft, storage cupboard and coving to ceiling.

Lounge

3.64m x 4.63m (11'11" x 15'2")

Box bay window to front elevation spacious lounge with sliding doors to the kitchen to create the perfect family entertaining space, power points, tv point, coving to ceiling and radiator.

Kitchen

2.79m x 4.5m (9'2" x 14'10")

Window to front elevation, a stylish and modern kitchen fitted with a range of base and wall units with worktop over, one bowl sink unit with drainer, tiled splashback, induction hob with hood over, built oven, integrated fridge freezer, integrated dishwasher, space for dining table, under cabinet and plinth lighting, TV aerial, coving to ceiling, spotlights and radiator. With sliding doors into the living room to create the perfect family space.

Conservatory

4.45m x 3.24m (14'7" x 10'7")

Dwarf brock built conservatory with polycarbonate roof, windows to all elevations, double opening 'French' doors lead out to the garden, radiator, power points and tv point.

Bedroom One

3.27m x 3.59m (10'8" x 11'10")

Window to rear elevation, door out onto rear garden, double bedroom, radiator, tv point, power points, coving to ceiling and door leading into;

En Suite

2.66m x 3.12m (8'8" x 10'2")

Obscure window to front elevation, a four piece suite comprising of walk in shower cubicle, bath with shower attachment, vanity wash hand basin, WC, radiator, mermaid board to walls, spotlights and extractor fan.

Bedroom Two

2.71m x 2.58m (8'11" x 8'6")

Window to rear elevation, door into conservatory, double bedroom, radiator, power points, tv point, power points and coving to ceiling.

Jack and Jill Shower Room

1.64m x 2.17m (5'5" x 7'1")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, vanity wash hand basin, WC, partly tiled walls, ladder style radiator, extractor fan, door into hallway and door into second bedroom.

Bedroom Three

2.21m x 2.86m (7'4" x 9'5")

Window to rear elevation, door into conservatory, radiator, power points and coving to ceiling.

Rear Garden

To the rear you will find a privately enclosed low maintenance rear garden with fencing to all perimeters. The garden is predominantly paved with a variety of shrubs and flowers. You will also find a glass greenhouse, timber shed and pergola. With access to sun room.

Sun Room

With sliding patio doors, the perfect place to spend a warm evening, power points and tv point.

Front

The front of the property is low maintenance laid to gravel with a variety of trees and shrubs. To the side of the property is block paved providing parking for two vehicles.

Location

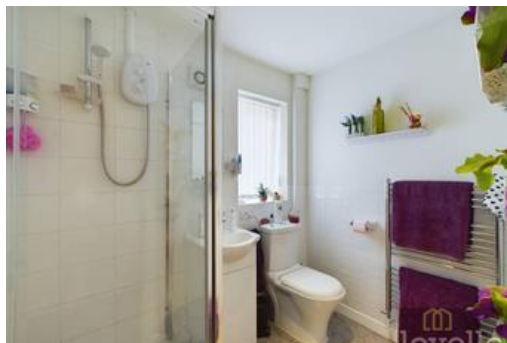
Sandilands with its sandy beaches is situated on the east Lincolnshire Coast, just south of Sutton on Sea with its range of facilities including primary school, doctors surgery, range of shops being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated 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 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available Awifi speeds and mobile connectivity at the property.

Directions

From our office, Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A52. At the roundabout, take the 1st exit onto Station Road/A52, Continue to follow A52, Turn left onto Sea Lane, Turn left





onto Kipling Drive , take second left onto Shelley Close turn left and the property can be found on the right hand side.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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