

Buy. Sell. Rent. Let.



Morrison Close, Sutton on Sea



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When it comes to  
property it must be

  
lovelle





£325,000

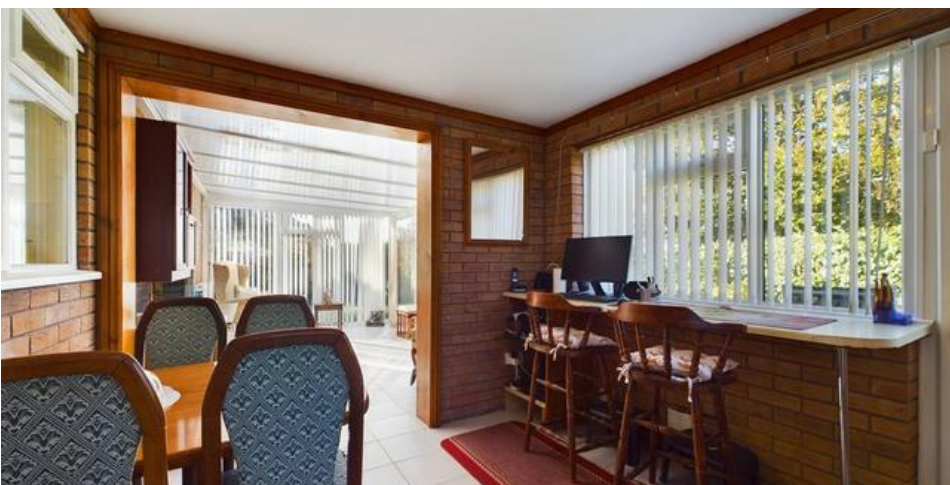


New to Lovelle! - We offer for sale this beautifully presented THREE bedroom detached bungalow located on a Cul-de-sac location with garage and a sizable driveway. The Cul-de-sac only house 8 other bungalows. Located in a residential area of Sutton on Sea, not far from the village centre or the beach. THIS IS NOT TO BE MISSED!!!

#### Key Features

- THREE Bedrooms
- Rear Conservatory
- Detached Bungalow
- Lounge
- Driveway and Garage
- Kitchen
- EPC rating D
- Tenure: Freehold







New to Lovelle! - We offer for sale this beautifully presented THREE bedroom detached bungalow located on a Cul-de-sac location with garage and a sizable driveway. The Cul-de-sac only house 8 other bungalows. Briefly comprising, entrance porch, generous entrance hallway, lounge with rear wrap round conservatory leading to the dining room, into the breakfast kitchen, Three bedrooms, Two bathrooms, enclosed rear garden with vegetable garden, open front garden and driveway.

### Entrance

2.77m x 2.71m (9'1" x 8'11")

Tiled flooring, access to the loft, storage cupboards, radiator.

### Reception Room

6.31m x 3.86m (20'8" x 12'8")

Entering through a charismatic entrance, spacious room, UPVC bow window to front elevation, TV aerial point, Telephone point, power points, brick fire surround with an electric fire set in the middle, wall lights, sliding doors giving access to the conservatory.

### Kitchen

4.03m x 3.22m (13'2" x 10'7")

Window to rear elevation fitted with a range of wall and base units with worktop over, ceramic sink and drainer with mixer taps, tiled flooring, part tiled walls, built in cooker/grill with five ring hob, built in fridge, plumbing for washing machine, consumer unit, door leading to the dining room.

### Dining Room

2.78m x 3.28m (9'1" x 10'10")

Dual aspect windows to rear elevation, tiled flooring, wall mounted Worcester boiler, power points, room for dining table, radiator.

### Conservatory

2.98m x 4.46m (9'10" x 14'7")

Tiled flooring, UPVC windows surrounding, polycarbonate roof, two radiators.

### Bedroom one

3.33m x 2.95m (10'11" x 9'8")

Window to rear elevation, double room, fitted mirrored wardrobes, over bed storage, radiator and power points.

### Bedroom Two

3.32m x 3.25m (10'11" x 10'8")

Window to front elevation, double Room, fitted wardrobes, radiator, power points and Tv point.

### Bedroom Three

2.57m x 2.65m (8'5" x 8'8")

Window to front elevation, double room, mirror fitted wardrobes, radiator and power points.

### Bathroom



1.86m x 2.51m (6'1" x 8'2")

Obscure window to side elevation, a three piece suite comprising of bath with shower attachment, vanity wash hand basin, WC, fully tiled walls and radiator.

### Shower room

1.75m x 1.93m (5'8" x 6'4")

Obscure window to side elevation a three piece suite comprising of enclosed shower cubical with electric Triton shower, vanity hand wash basin, WC, fully tiled walls and radiator.

### Driveway

Ample parking for numerous vehicles.

### Garage

Electric up and over door, power and lighting.

### Garden Front

Concrete driveway, laid to grass with shrubs .

### Garden Rear

Laid to grass with trees and shrubs, fenced borders, patio area laid to slabs, further side garden with raised vegetable planted beds.

### Location

The property is situated in the coastal village of Sutton-On-Sea which has a range of shops and stores. There is a primary school, a doctors' surgery, public houses and restaurants. Sutton-On-Sea has an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. It is an ideal place to settle down after a busy life. There are market towns in Louth and Horncastle, while the main regional business centres are in Grimsby and Lincoln.

### 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.

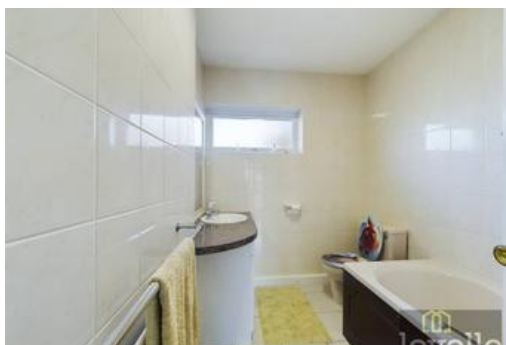
The property is placed in Tax band B

EPC RATING 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. Mobile and broadband It is advised that prospective purchasers visit checker . Ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

### 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.

### Viewing

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.

### Making 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.

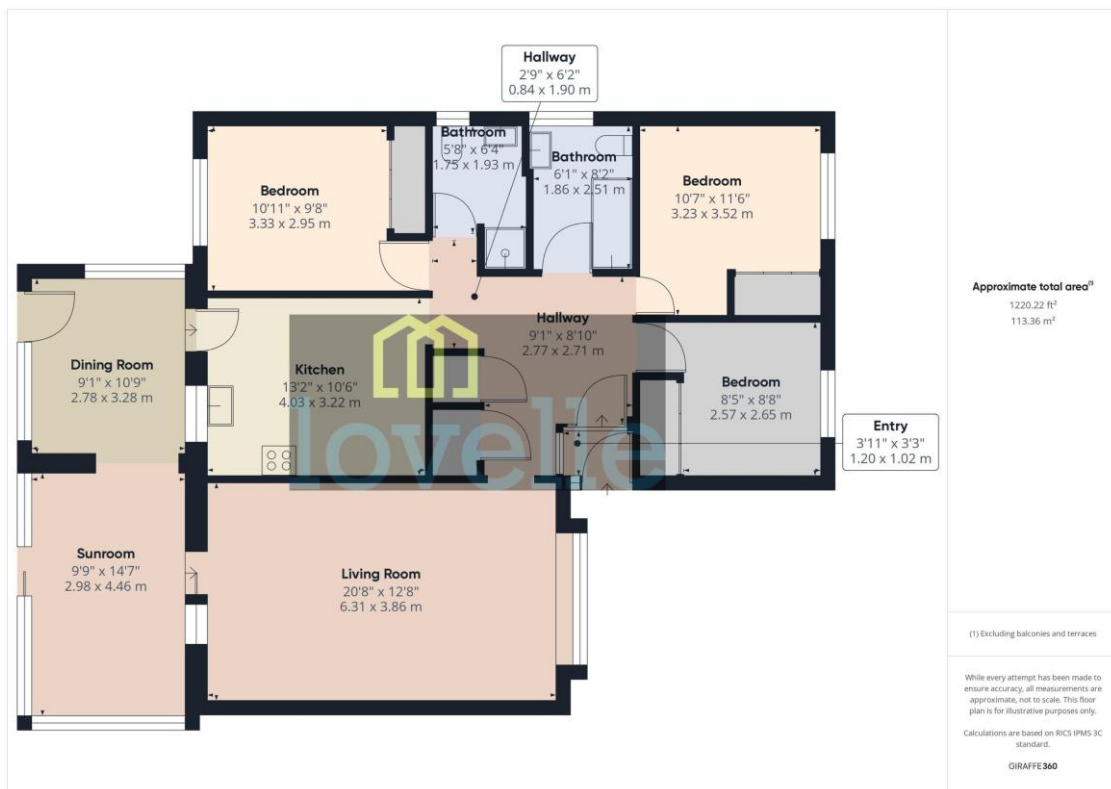
### EPC

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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