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William Tow Close, Sutton on Sea



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When it comes to  
property it must be

  
lovelle





OIRO £339,950

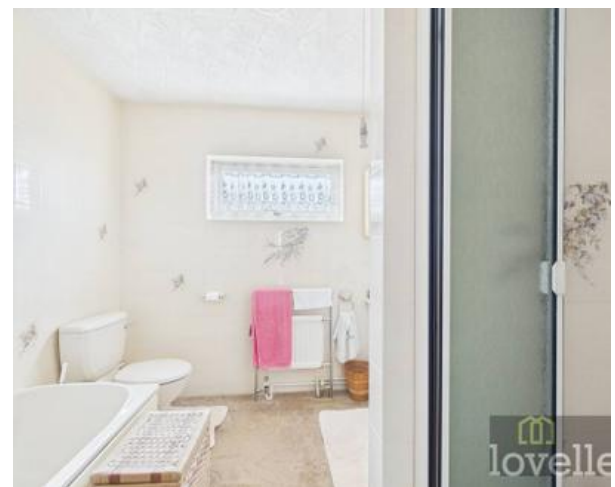
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We are delighted to bring to the market this three bedroom detached bungalow situated in generous gardens and located close to the beach, town and local amenities. This property comprises kitchen/diner, spacious living room and conservatory, family bathroom with separate cloakroom and has the added benefit of attached garage along with a good size driveway. Internal viewing is highly recommended to appreciate the space inside this beautiful bungalow. This is not one to be missed!

#### Key Features

- NO UPPER CHAIN
- Upvc Double Glazing
- Cul-De-Sac Location
- Quite Location
- Driveway and Garage
- Open Field Views
- EPC rating U
- Tenure: Freehold







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### Entrance Porch

0.99m x 1.23m (3'2" x 4'0")

Entering through a decorative glazed Upvc door with matching glazed side panel, into the porch then access to the inner hall Upvc door.

### Open Inner Hall

2.8m x 2.77m (9'2" x 9'1")

Being entered from the entrance porch, via a Upvc door with matching side elevation glazed panels, opening into a large inner hall with access to all rooms, two built in storage cupboards, loft access, ceiling light and electric sockets and central heating radiator.

### Lounge

3.82m x 6.32m (12'6" x 20'8")

Being a light and airy room with Upvc bow window to the front elevation, sliding patio doors to the rear elevation, brick built feature fire surround with gas fire, electric sockets and TV point, telephone point, glazed door into the inner hall.

### Rear Conservatory

3.2m x 2.84m (10'6" x 9'4")

Having a dwarf brick base with Upvc windows above, electric wall mounted radiator, double opening "French" doors to the side elevation onto the patio area.

### Dining Kitchen

3.24m x 4.16m (10'7" x 13'7")

With a range of oak style fitted wall and base units with complimentary work surface over, space for under counter fridge, free standing cooker with extractor hood over, wall mounted gas boiler, ceiling spot lights, plenty of electric sockets, one and a half bowl sink with mixer tap over, Upvc window to the rear elevation.

### Bedroom One

2.89m x 3.28m (9'6" x 10'10")

Upvc window to the front elevation, fitted mirror sliding double wardrobe, central heating radiator, and ceiling light.

### Bedroom Two

2.98m x 3.37m (9'10" x 11'1")

Having a fitted double mirror sliding door wardrobe, Upvc window to the rear elevation, central heating radiator, ceiling light and bedside wall lights.

### Bedroom Three

2.66m x 3.25m (8'8" x 10'8")



This has been used as a dining room, with Upvc window to the front elevation, central heating radiator, ceiling light, coving to ceiling and electric sockets.

### Cloak Room

1.9m x 1.08m (6'2" x 3'6")

Comprising of WC and wall mounted wash hand basin, Upvc window to the side elevation, being full tiled walls and central heating radiator.

### Family Bathroom

2.52m x 2.59m (8'4" x 8'6")

Comprising of a FOUR piece fitted suite to include WC, Panelled bath with mixer taps over, built in shower cubical with electric shower and glazed folding door, vanity sink unit with draw and cupboard storage under, wall mounted shaver point, ceiling light, Upvc window to the side elevation, and full tiled walls.

### Garage

3.54m x 6.35m (11'7" x 20'10")

Having a window and pedestrian door to the rear, work bench area to the rear of the garage, electric connected and electric door.

### Rear Garden

WOW!!! - with open field views to the rear garden, timber fenced to all side, mainly laid to lawn with decorative planted borders, having side access to the front, having paved patio area to enjoy the views.

### Front Garden and Driveway

The front of the property has a large block paved driveway suitable for several vehicles, giving access to the garage and side gates to access the rear, mainly laid to lawn with mature planted trees and shrubs.

### Agent Notes

This property has no upper chain and its view by appointment only.

### 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 Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A52 for 2.5 miles. At the roundabout, continue straight onto Alford Rd/A1111, Turn right onto Marine Ave West, Turn left onto William Tow Close is on the left hand side.

### 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. 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.

### 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.

### 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.

### 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.

### 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.





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

**lovelle**

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