

Buy. Sell. Rent. Let.



Hillside Avenue, Sutton on Sea



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When it comes to  
property it must be

  
lovelle



OIRO £255,000



NEW TO LOVELLE!! We are excited to bring to the market this modern detached bungalow with detached garage, ample off road parking and enclosed rear garden in a sought after area of Sutton on Sea.

#### Key Features

- NO UPPER CHAIN
- Enclosed Rear Garden
- Two Double Bedrooms
- Gas Fired Central Heating
- Detached Garage
- Upvc Double Glazing
- EPC rating C
- Tenure: Freehold





NEW TO LOVELLE!! We are excited to bring to the market this modern detached bungalow with detached garage, ample off road parking and enclosed rear garden in a sought after area of Sutton on Sea. The property offers open plan living accommodation with modern kitchen, "French" doors on to the rear garden, two double bedrooms and family bathroom, we feel this property is ready to move straight into for the right buyer.

### Entrance Hall

Entering to the side of the property through a composite door and matching glazed side panel, opening to a light airy space with wall mounted alarm panel, central heating radiator, telephone point, ceiling light and opening into the open plan living area.

### Open Plan Living Area

6.18m x 6.26m (20'4" x 20'6")

WOW! what a space.. With Duel aspect windows and double "French" doors to the rear elevation opening to the rear garden, the KITCHEN area has a range of fitted wall and base units with work surface over, space and plumbing for washing machine, space for under counter fridge and freezer, space for tumble drier, there is an inset single drainer sink with mixer tap over, gas hob with electric oven under, with extractor over. The open LOUNGE AND DINING AREA have a variety of electric sockets, TV point, loft hatch access.

### Bedroom One

3.03m x 3.71m (9'11" x 12'2")

Having a Upvc double glazed window to the front elevation, ceiling light, coving to ceiling, central heating radiator.

### Bedroom Two

3.01m x 3.68m (9'11" x 12'1")

Upvc window to the front elevation, central heating radiator, coving to ceiling ceiling light.

### Family Bathroom

1.82m x 1.97m (6'0" x 6'6")

Comprising of panelled bath with shower over and glazed shower screen, pedestal wash hand basin, W.C, tiled splash backs, ceiling light, heated chrome towel rail, extractor fan and Upvc window to the side elevation.

### Loft Space

Being fully boarded and insulated, housing the "Baxi" combination boiler, aerial multi box for all rooms, light.

### Detached Garage

Up and over door, window to side elevation with power and lighting.

### Rear Garden

To the rear you will find a privately enclosed rear garden with fencing to all perimeters. The rear garden is also block paved for low maintenance.

### Front Driveway

The front of the property is block paved for low maintenance with driveway to the side. There is gates leading to the rear garden and garage.

## 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.

## Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard ,Continue to follow A52 for 2.3 miles, Turn left onto York Road, Continue onto Furlongs Road, Turn right onto Hillside Avenue and follow the road round the property can be found on the left hand side.

## 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

EPC RATING 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 wifi speeds and mobile connectivity at the property.

## Agents Note

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.

## 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.

## 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.







Approximate total area

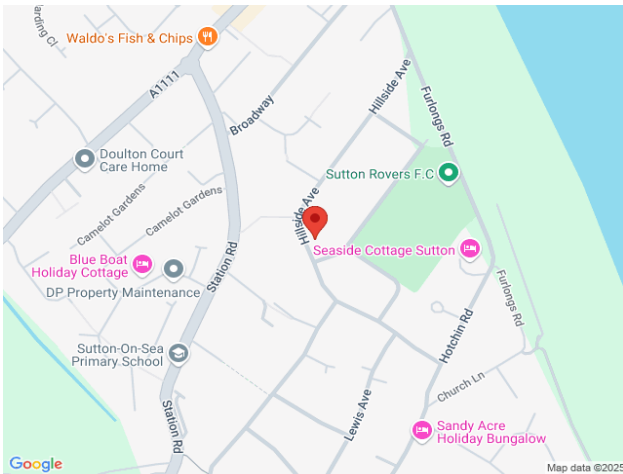
658.75 ft<sup>2</sup>  
61.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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