

Buy. Sell. Rent. Let.



Sandringham Drive , Sutton on Sea



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When it comes to
property it must be


lovelle



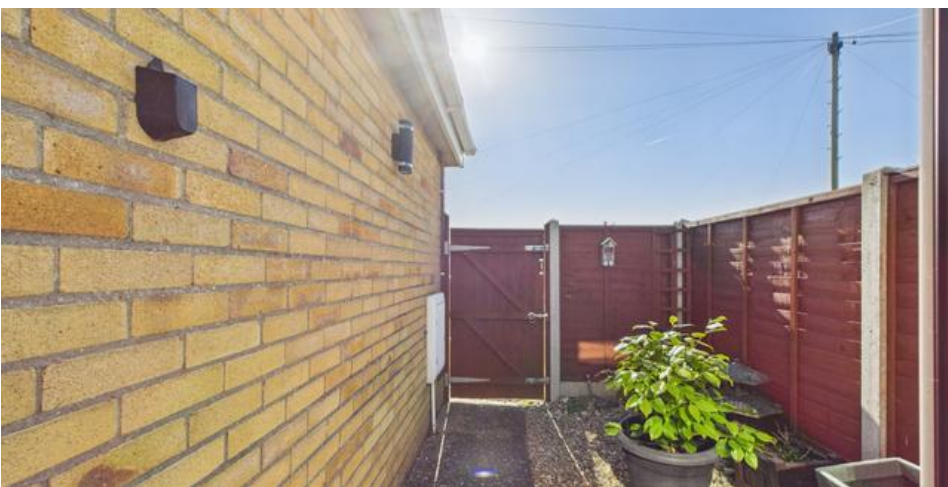
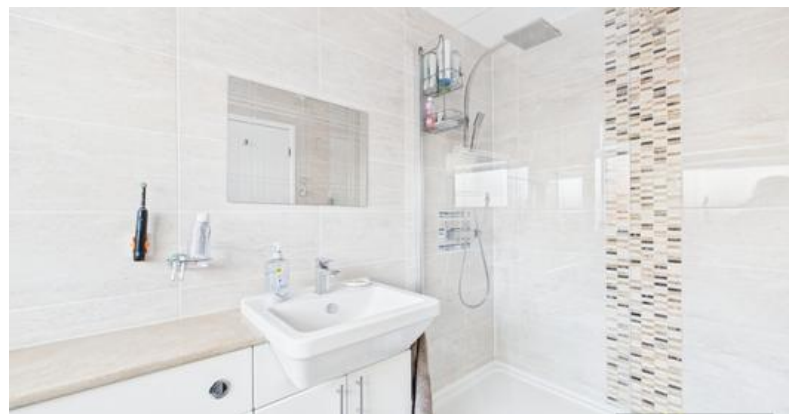
£265,000



Lovelles are pleased to bring to market this well presented detached two bed bungalow. The property is situated on a good size plot with well maintained gardens, expansive driveway and garage. The property is situated within walking distance to town centre and the beach in Sutton On Sea.

Key Features

- Detached Bungalow
- Two Bedrooms
- Kitchen / Dining Room
- Within walking distance to the beach and towns amenities
- Expansive Driveway and Garage
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this well presented detached two bed bungalow. The property is situated on a good size plot with well maintained gardens, expansive driveway and garage. The property is situated within walking distance to town centre and the beach in Sutton On Sea. The property comprises of Kitchen Diner, Lounge, Two Bedrooms, Shower Room and Porch. With Front and Rear Gardens, Summer House, Garage and Driveway.

Entrance Porch

2.35m x 1.79m (7'8" x 5'11")

Upvc front and rear doors, windows to all elevations, solid roof, radiator, power points and door leading into;

Hallway

1.1m x 3.19m (3'7" x 10'6")

Having access to all rooms, power points, radiator, wall mounted thermostat and access to the partly boarded loft with a pull down ladder.

Lounge

4.44m x 3.7m (14'7" x 12'1")

Bay window to front elevation, feature gas fireplace set in surround, tv point, power point and radiator.

Kitchen Diner

6.44m x 2.72m (21'1" x 8'11")

Light and airy kitchen, with triple aspect windows to front and side elevations, fitted with a range of base and wall units with worktop over, fitted larder cupboards, one and half bowl stainless steel sink with drainer, space for cooker, space for fridge freezer, space for washing machine, space for dining table, radiator, power points and composite door leading to the side of the property. The 'Worcester' combination boiler is housed here.

Shower Room

1.7m x 2.6m (5'7" x 8'6")

Obscure window to side elevation, a three piece suite comprising of large walk in shower cubicle, vanity wash hand basin with WC, two radiators, fully tiled walls, shaving point and extractor fan.

Bedroom One

3.84m x 2.72m (12'7" x 8'11")

Window to rear elevation, double bedroom, radiator and power points.

Bedroom Two

2.81m x 3.63m (9'2" x 11'11")

Window to rear elevation, double bedroom, radiator and power points.

Rear Garden

To the rear you will find a fully secure rear garden with fencing to all sides to define the boundary and provide privacy. The garden is predominantly laid to lawn with a paved seating area. There is a timber shed and greenhouse. The garden has a variety of mature trees, shrubs and potted plants. There is a canopy to provide sheltered seating with outside lighting and tap. To the side is a private garden area which is laid to shingle with potted plants.

Summerhouse

2.78m x 2.77m (9'1" x 9'1")

With power.

Garage

5.55m x 2.8m (18'2" x 9'2")

With up and over door, power and lighting , pedestrian door to the garden and obscure window.

Driveway

Expansive driveway to the front allowing several vehicles to park.

Front

The front of the property is laid to lawn with gated entry to the side.

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 2.5 miles. At the roundabout, take the 1st exit onto Station Rd/A52, Turn right onto Sandringham Drive follow the road round turn left and the property can be found on the right hand side identified by our for sale board.

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.



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.

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.





Floor 0 Building 1



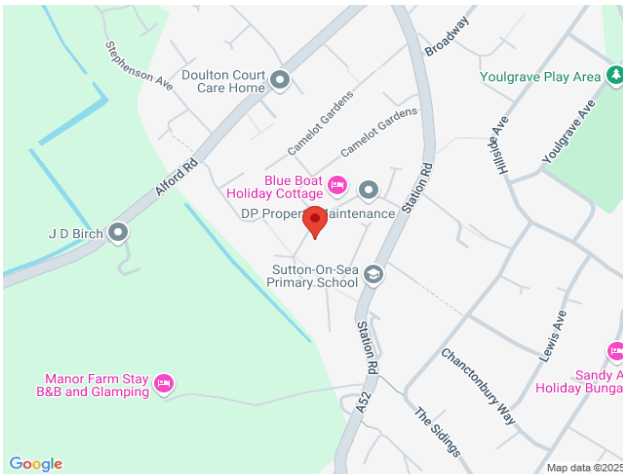
Floor 0 Building 2

Approximate total area⁽¹⁾
1945.17 ft²
180.71 m²

(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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