

Buy. Sell. Rent. Let.



Crabtree Lane , Sutton on Sea



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When it comes to  
property it must be

  
lovelle





£49,900



Lovelle bring to the market this BRAND NEW TWO BED Detached holiday home located on Poplar Farm, Leisure Park in Sutton On Sea which has just gone under new management . The park is currently a 7 ½ month season (15th March - 1st November) HOWEVER the new owners are looking to extend this if possible . Don't Miss out on this exciting opportunity to own your own indulgent holiday home by the seaside.

#### Key Features

- Park Home
- Brand New
- Two Bedrooms One With En Suite
- Open Plan Living

- 7 1/2 month site
- EPC rating U
- Tenure:







Lovelle bring to the market this BRAND NEW TWO BED Detached holiday home located on the family run Poplar Farm, Leisure Park in Sutton On Sea which has just gone under new management . The park has undergone a recent refurbishment and is situated in an excellent position offering views of the surrounding countryside with easy access to the Blue Flag Award winning beach .The park offers a variety of features such as a private fishing lake and there is an on site cafe/ restaurant which is open all year round. The park is currently a 7 ½ month season (15th March - 1st November) HOWEVER the new owners are looking to extend this if possible . One year site fees paid until April 2026. Don't Miss out on this exciting opportunity to own your own indulgent holiday home by the seaside. The Willerby Malton offers OPEN PLAN living/dining and kitchen area, TWO bedrooms one with ensuite, family shower room. With open field views!

### Entrance Hall

With access to all rooms and radiator.

### Open Plan Living Area

Double opening patio sliding doors to front elevation, dual aspect windows to side elevations, radiator, spot lights, power points and tv point.

### Kitchen Area

Window to side elevation , a modern fully fitted kitchen with base and wall units, one bowl sink with drainer, power points, spotlights and extractor fan.

### Bedroom One

Window to side elevation, a double bedroom , power points, radiator, built in wardrobe and door into;

### En Suite

Obscure window to side elevation, a three piece suite comprising of shower cubicle, wash hand basin, WC, radiator and extractor fan.

### Bedroom Two

Window to side elevation, a double bedroom with 2 single beds, power points and radiator.

### Shower Room

Obscure window to side elevation, a three piece suite comprising of shower cubicle, wash hand basin, WC, radiator and extractor fan.

### 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 Road/A52 towards The Boulevard , Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52 , Continue to follow A52, take the second



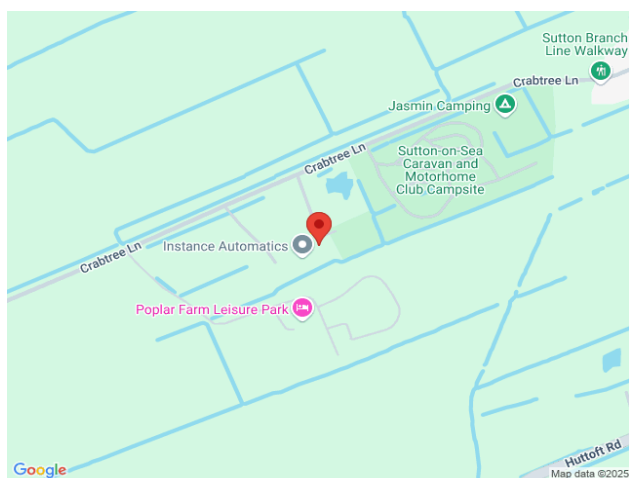
right onto Crabtree Lane. Follow the road down and the property can be found on the left hand side identified by signs for Poplar Farm Leisure Park.

### Services

The property has mains gas central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services.

(\*Site fees £2800 a year including VAT , water charges and all park maintenances\*)This can be paid monthly! 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.





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01507 478297

Mablethorpe@Lovelle.co.uk

