

Buy. Sell. Rent. Let.



Sutton Road, Huttoft



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When it comes to
property it must be


lovelle



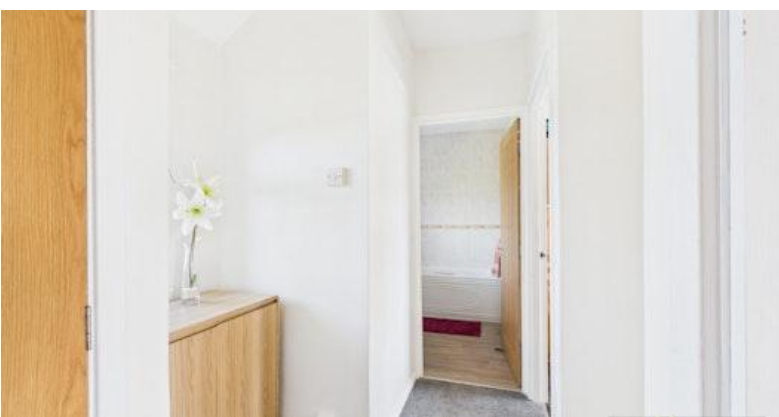
OIRO £170,000



Lovelle presents this well maintained spacious Three bed terrace house situated in the quaint village of Huttoft. This house is an ideal family home. The rear garden is deceptive and long with open views. Across the road you have the Axe & Cleaver family pub, and a play park with a playing field to the back. The Bus stop is situated within walking distance. VIEWING IS RECOMMENDED TO APPRECIATE WHAT THIS HOME HAS TO OFFER!.

Key Features

- Three Bedrooms
- Deceptively Spacious
- Turn Key Ready
- Rear Garden
- Private Rear Parking
- Lounge
- EPC rating D
- Tenure: Freehold





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Briefly consist of Three good size bedrooms, Lounge, kitchen with a utility room, family bathroom with a bath and separate shower. Well maintained front and rear gardens, with the added bonus of having private parking around the rear of the property.

Entrance

1.02m x 1.7m (3'4" x 5'7")

Entering via a upvc door, with stairs to the first floor and a wooden door to your left leading into;

Lounge

5.43m x 3.61m (17'10" x 11'10")

Spacious and light with open fire and surround, Upvc window to the front, sliding patio doors leading to the rear garden. Tv and aerial points, lighting and power points, radiator.

Kitchen

3m x 4.1m (9'10" x 13'6")

Modern and sizable with wall and base units, sink with mixer taps, built in electric cooker and electric hob, intergraded fridge and freezer, radiator, power points, lighting. space for washing machine, or dish washer.

Utility Room/Extra Room

2.33m x 3.12m (7'7" x 10'2")

Upvc door to the front elevation, currently used as a utility room, can be used for many things such as a storage room or cloakroom.

Landing

0.84m x 2.77m (2'10" x 9'1")

Upvc window overlooking the rear garden giving access to all doors.

Bedroom One

3.6m x 3.15m (11'10" x 10'4")

Upvc window. double sized, room for wardrobes and a chest of draws, lighting, power points radiator.

Bedroom Two

2.96m x 3.61m (9'8" x 11'10")

Upvc window, good size double, power points, lighting radiators.

Bedroom Three

2.41m x 2.7m (7'11" x 8'11")

Upvc window overlooking the rear garden, double size, power points and lighting, radiator.

Bathroom

1.73m x 2.19m (5'8" x 7'2")

Two Uvpc windows making the room light and airy offering a bath, walk-in shower, wash basin and WC. Tiled walls and wooden flooring, radiator and lighting, window to rear elevation.

Front Garden

Fenced and gated well maintained laid to grass with a concrete walkway to access the house.

Rear Garden

Patio area laid to slabs, generous in size with a grass area with plants and shrubs. continue, entering via a gate gaining access to the two sheds and then followed by another gate giving full access to the private parking area over looking the fields with a veg and fruit plot.

Location

The village of Huttoft which is located a few miles in from the coast. The village has amenities including petrol station, village store, pub and primary school. Huttoft is located on the A52 six miles from the coastal resort of Mablethorpe and 11 miles to the coastal town of Skegness.

Services

The property has Mains electric air source heating , water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. The property is placed in Tax band A 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.

Directions

From our office on Victoria Road , Head south-east on Victoria Road/A52 towards The Boulevard and continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52,Continue to follow A52 for 3.8 miles. The house is situated across from the Axe & Cleaver Family Pub.

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.

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.

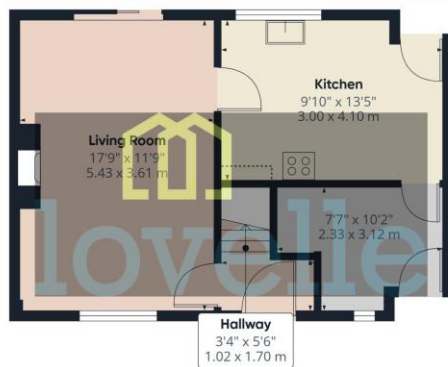
Energy Performance Certificate

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.

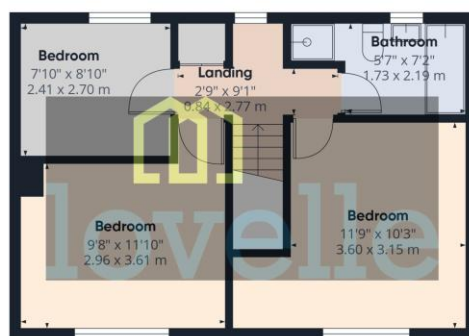
Mortgage Advice

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

848 ft²
78.9 m²

Reduced headroom

3 ft²
0.2 m²

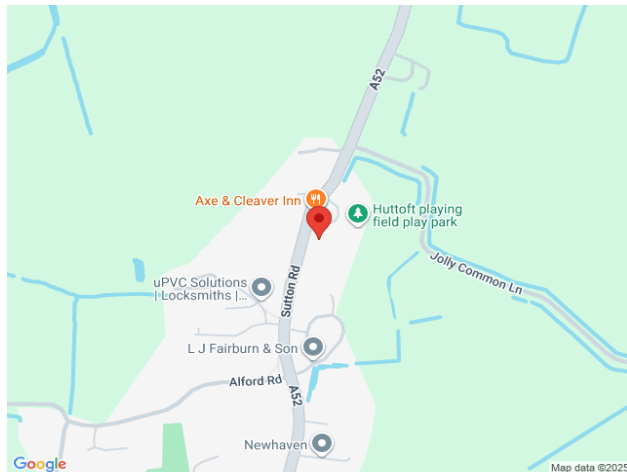
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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it must be

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