

Buy. Sell. Rent. Let.



Youlgrave Avenue , Sutton on Sea



When it comes to  
property it must be

  
**lovelle**



£230,000



Lovelles are pleased to bring to market this deceptively spacious two bed detached bungalow occupying a corner position in Sutton On Sea with no onward chain! . The property is situated in an ideal location within walking distance to towns facilities and the beach.

### Key Features

- No Onward Chain
- Detached Bungalow
- Corner Plot
- Two Bedrooms
- Detached Garage With Store
- Parking
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this deceptively spacious two bed detached bungalow occupying a corner position in Sutton On Sea with no onward chain! . The property is situated in an ideal location within walking distance to towns facilities and the beach. The property comprises of Entrance Porch, Hallway, Lounge, Kitchen Diner, Two Bedrooms and Bathroom. With Front and Rear Garden, Detached Garage With Store and Driveway.

### Entrance Porch

Double glazed sliding door and UPVC door leading into the hallway.

### Hallway

Spacious 'L' shaped hallway, double built in storage cupboard, further built in storage cupboard with hot water tank, power points, radiator and access to loft. Door to all rooms;

### Lounge

Bay window to front elevation, window to side elevation, and electric inset flame effect fire with surround and hearth , radiator, tv point and power points.

### Kitchen Diner

Window to rear elevation, a spacious kitchen fitted with a range of base and wall units with worktop over, with breakfast bar, one and half bowl stainless steel sink unit with drainer, electric cooker point, tiled splashbacks, space for dishwasher, washing machine and fridge freezer, extractors, two radiators , tv point and power points. With space for a dining table in the dining area. With sliding patio doors leading out to the rear garden.

### Bedroom One

Dual aspect windows to front and side elevation, double bedroom, power points and radiator.

### Bedroom Two

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

### Bathroom/ Wet room

Obscure window to side elevation, a three piece suite comprising of bath, WC, pedestal wash hand basin and separate shower wet room area, radiator, tiled walls, mermaid board to the walls and extractor fan.

### Rear Garden

The property sits on a spacious corner plot .To the rear is a private garden laid to artificial grass with fencing to all side. The front is laid to lawn and has a pathway leading to the entrance and to the garage.

### Detached Garage

With an electric up and over door to the front, a double glazed window to the side elevation and pedestrian door to the side, with power and light. There is open access to the brick built store attached to the garage.

### Brick Built Store

A door leading out to the garden , with power and lighting.

### 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

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, Turn left onto Youlgrave Avenue. The property can be found on the right hand side 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 C. 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 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.

### 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.

### EPC

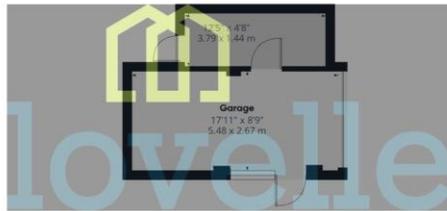
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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 Building 1



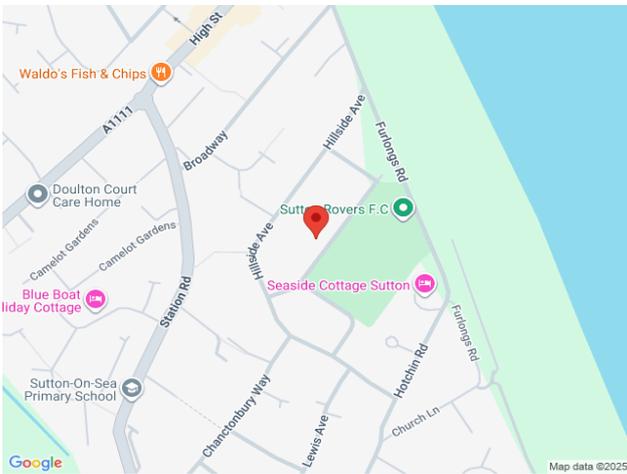
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1244 ft<sup>2</sup>  
115.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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