

Buy. Sell. Rent. Let.



St Francis Gardens , Sutton on Sea



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When it comes to
property it must be


lovelle



£430,000



Lovelles are pleased to bring to market this superb three bed one with En suite detached bungalow sat on a large plot with private rear garden in a highly sought after area in Sutton On Sea . The property is done to a high standard throughout and is move in ready! Viewing is highly recommended to see the space on offer!

Key Features

- Detached Bungalow
- Three Bedrooms One With En Suite
- Conservatory
- Private Rear Garden
- Log Cabin
- Parking and Driveway
- EPC rating U
- Tenure: Freehold





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The property compromises of Entrance Hall, Lounge, Kitchen Diner, Utility, Conservatory, Three Bedrooms One With En Suite and Bathroom. With Private Rear Garden, Log Cabin, Driveway and Garage.

Entrance Hall

2.23m x 4.95m (7'4" x 16'2")

Light and spacious 'L' shaped hallway with access to all rooms, two radiators, telephone point, power points and Loft access with pull down ladder to partly boarded loft space.

Lounge

4.64m x 5.43m (15'2" x 17'10")

Dual aspect windows to side elevations, double opening 'French' doors lead to the conservatory, Wood burning stove with slip tiled hearth , radiator, power points and tv point.

Conservatory

4.14m x 4.02m (13'7" x 13'2")

Windows to all elevations, with tiled floor with thermostatically controlled under floor heating, double opening 'French' doors lead to the superb rear garden, power points and radiator.

Kitchen Diner

6.39m x 2.97m (21'0" x 9'8")

Window to rear elevation, a spacious and light kitchen diner fitted with a range of base and wall units with worktop over and plinth lighting, one bowl sink unit with drainer, Integral fridge and ' dishwasher. 'Neff' induction hob with filter hood over, 'Neff' eye level double oven, power points , tv point , radiator , tiled splashbacks, double opening 'French' doors leading out to the garden. Door leading into;

Utility

3.16m x 1.97m (10'5" x 6'6")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, space and plumbing for washing machine, power points , radiator, tiled splashbacks, extractor fan and door leading out to the garden. A further door leading into the integral garage.

Bedroom One

4m x 3.57m (13'1" x 11'8")

Bow Window to front elevation, double bedroom, radiator and power points. Door into;

En Suite

1.17m x 2.39m (3'10" x 7'10")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, vanity wash hand basin with WC, fully tiled walls, extractor fan, spot lights and ladder style radiator.

Bedroom Two

3.21m x 4.94m (10'6" x 16'2")

Window to front elevation, double bedroom, tv point, radiator and power points.

Bedroom Three

2.7m x 3.65m (8'11" x 12'0")

Window to front elevation, two double built in wardrobes, power points and radiator.

Bathroom

2.62m x 2.96m (8'7" x 9'8")

Obscure window to rear elevation, a four piece suite comprising of large shower cubicle, bath, vanity unit with sit-on hand basin, WC, shaver point, towel radiator, fully tiled walls, extractor fan and spot lights. Built in airing cupboard housing lagged hot water cylinder with shelving.

Integral Garage

3m x 5.81m (9'10" x 19'1")

With remote control electrically operated roller door, power & lighting. The gas fired condensing boiler which supplies the central heating and domestic hot water.

Rear Garden

To the rear you will find a spacious, well maintained and established garden with fencing to all sides to create privacy and define the boundary. The garden is laid to lawn with a variety of trees, mature shrubs and flower beds. There is a large paved patio seating area. You can access the garden from the front of the property via timber gates to either side. With timber garden shed.

Log Cabin

6.13m x 4.87m (20'1" x 16'0")

In the garden you will find a large detached timber log cabin. There is power and lighting. Would make the ideal home office or perfect hobby space.

Front

The front of the property is laid to a lawned garden with a block paved driveway to the front.

Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

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 for 1 mile, Turn right onto St Francis Gardens. The property is on the left hand side.

Services





The property has mains electric, gas, 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 E. 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.

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



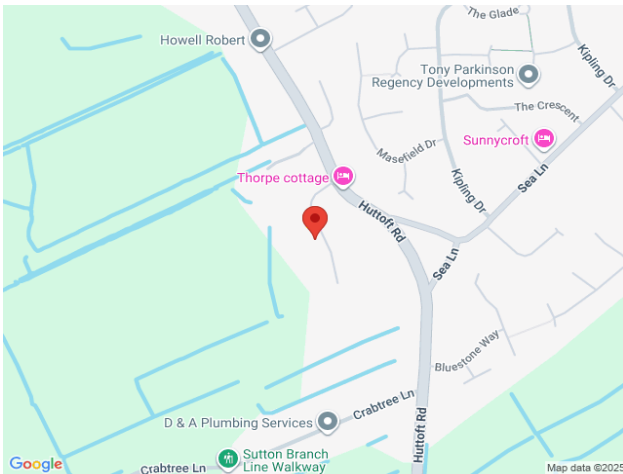
Floor 0 Building 2

Approximate total area⁽¹⁾
1961 ft²
182.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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