

Buy. Sell. Rent. Let.



## Camelot Gardens, Sutton on Sea



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When it comes to  
property it must be

  
**lovelle**





£189,950



Lovelles are pleased to bring to market this two bed detached bungalow situated in a prime position within walking distance to the beach and the amenities of Sutton On Sea. The property is in need of some updating but allows the purchaser to put their stamp on the property. With No ONWARD Chain!

#### Key Features

- Being Sold With No Upper Chain
- Detached Bungalow
- Close to Town Centre
- Driveway and Garage
- Two Bedroom
- Shower Room
- EPC rating D
- Tenure: Freehold







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### Entrance

1.18m x 0.79m (3'11" x 2'7")

Entry via a Upvc door in, door into kitchen and door into Lounge.

### Kitchen

2.78m x 4.43m (9'1" x 14'6")

Dual aspect windows to front and side elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, cooker point with hood over, space and plumbing for washing machine, tiled splashbacks, radiator, power points. Consumer unit is located here. Upvc door out leading to the driveway and rear garden.

### Lounge

3.75m x 5.56m (12'4" x 18'2")

Bay window to front elevation, spacious lounge, two radiators, tv point and power points.

### Hall

0.81m x 0.8m (2'8" x 2'7")

Access to all rooms.

### Bedroom One

3.72m x 2.89m (12'2" x 9'6")

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

### Bedroom Two

2.8m x 3.83m (9'2" x 12'7")

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

### Shower Room

2.78m x 1.96m (9'1" x 6'5")

Obscure window to side elevation, three piece suite comprising of shower cubicle, WC, vanity wash hand basin, ladder style radiator, tiled walls, extractor fan and airing cupboard.

### Rear Garden

The garden to the rear is private with fencing to all sides. The garden is low maintenance laid to paving and gravel.

### Garage

### Front

The front of the property is low maintenance with array of trees and shrubs. To the side is a driveway allowing a couple of vehicles to park. This leads to the garage and rear garden via a side gate.

### 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 Rd/A52 towards The Boulevard Continue to follow A52 for 2.5 miles, At the roundabout, take the 1st exit onto Station Road/A52, Turn right onto Camelot Gardens, Turn right to stay on Camelot Gardens, Turn right to stay on Camelot Gardens. The property can be found on the left hand side identified by our for sale board.



## Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The Property Is Placed In Tax Band B. 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.

## 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.



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