

Buy. Sell. Rent. Let.



Camelot Court, Sutton on Sea

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When it comes to
property it must be

 **lovelle**



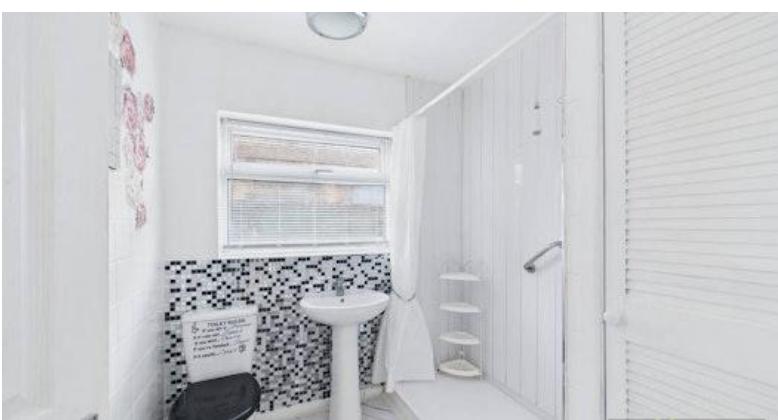
£160,000



Lovelles are pleased to offer for sale a semi detached bungalow in a private cul-de-sac location, being within walking distance of Sutton on sea's varius shops and cafes, a short walk further will take you to the beach and newly built colanard.

Key Features

- NO UPPER CHAIN
- Semi-Detached Bungalow
- Lounge
- Entrance Porch
- Kitchen
- Enclosed Rear Garden
- EPC rating D
- Tenure: Freehold



Lovelles are pleased to offer for sale a semi detached bungalow in a private cul-de-sac location, being within walking distance of Sutton on sea's various shops and cafes, a short walk further will take you to the beach and newly built colonnade. The property offers entrance porch, inner hall, kitchen, lounge, two bedrooms, rear sunroom, and shower room. also benefitting from gas central heating and has a enclosed rear garden. This property also benefits from a private garage parking.

Entrance Porch

1.61m x 2.05m (5'4" x 6'8")

Being built on a dwarf brick wall base with Upvc windows above, Upvc half glazed door to the side elevation, central heating radiator, open door way leading to the inner hall.

Inner Hall

Giving access to the kitchen and lounge, also having a built in storage cupboard, houseing the central heating boiler with shutter doors. ceiling light.

Kitchen

2.85m x 2.12m (9'5" x 7'0")

Having a range of fitted wall and base mounted units with complimentary work surface over, built in double oven, inset four ring gas hob, single drainer sink with swan neck mixer tap over, Upvc window to the side elevation, half glazed Upvc door to the side elevation, having fully tiled walls, central heating radiator and glazed sliding door back into the inner hall.

Lounge

4.98m x 3.36m (16'4" x 11'0")

Having a Upvc window to the front elevation, central heating radiator, ceiling light, doors leading into the inner halls, grey laminate effect wood flooring.

Further Inner Hall

Giving access to the bedrooms and bathroom with loft hatch giving loft access.

Bedroom One

3.03m x 3.05m (9'11" x 10'0")

With Upvc window to the rear elevation, central heating radiator, grey laminate effect wood flooring, ceiling light.

Bedroom Two

3.94m x 2.43m (12'11" x 8'0")

having grey effect laminate wood flooring, central heating radiator, ceiling light, also having sliding Upvc patio doors leading into the rear conservatory.

Rear Conservatory

2.31m x 2.13m (7'7" x 7'0")

Being built on a dwarf brick wall with Upvc windows to side and rear elevations, double opening Upvc doors to the side elevation leading onto the rear garden, polycarbonate roof.

Family Shower Room

2m x 2.12m (6'7" x 7'0")

Having fully tiled walls, built in airing cupboard, Upvc window to the side elevation, comprising of WC, pedestal wash hand basin and walk in shower with electric shower, Upvc cladding to the shower enclosure and privacy curtain, ceiling light.

Enclosed Rear Garden

To the rear of the property is an enclosed garden area, with timber fencing to all sides, and gated access to the front elevation.

Open Front Garden

To the front of the property is an open style low maintenance garden.

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 towards The Boulevard continue to follow A52 2.5 miles, At the roundabout, continue straight onto Alford Road/A1111 for 0.2 miles, Turn left onto Camelot Court.

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 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. 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.

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

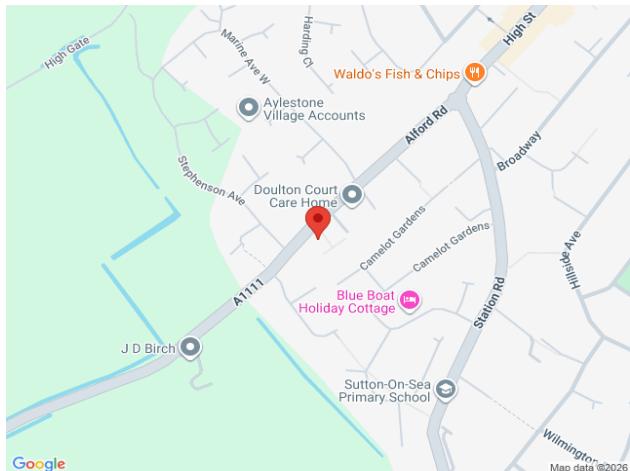
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

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.

Mortgages

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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