



40 Hillside Avenue, Sutton On Sea, Mablethorpe

£275,000



Willsons
SINCE 1842

40 Hillside Avenue
Sutton On Sea, Mablethorpe
Lincolnshire, LN12 2JH

"AGENT'S COMMENTS"

A spacious detached 4 bedroom dormer bungalow currently undergoing a scheme of extensive renovation to include new kitchen, bathroom, cloakroom, carpets and decoration situated in this popular coastal resort town being convenient for the beach and local amenities. The accommodation comprises: lounge, breakfast kitchen, 3 ground floor bedrooms, bathroom and cloakroom, rear hall with stairs to the first floor master bedroom. The property benefits from an attached garage, rubber-crumb driveway with ample parking, gardens to front, side and rear, gas central heating and Upvc double glazing. No onward chain.

LOCATION

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



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Accommodation

Access is gained via a Uprvc front entrance door with double glazed panels opening into:

Entrance Hall

13'9" x 7'11" (4.19m x 2.41m)

With radiator, Uprvc double glazed window.

Lounge

16'11" x 14'11" max (5.16m x 4.55m max)

With radiator, telephone point, 2 double glazed windows, TV point, 2 wall light points, feature brick fireplace with tiled hearth and niches.

Breakfast Kitchen

15'8" x 11'8" (4.79m x 3.57m)

Equipped with a range of white high-gloss wall and base units with worksurfaces having stainless steel single drainer sink with mixer tap, metro splash-back tiling, built-in electric oven with 4 ring gas hob and stainless steel cooker hood over, space and plumbing for washing machine, space for fridge, 2 double glazed windows, 2 radiators, double glazed door to the rear garden.

Bedroom 1

13'7" x 11'10" (4.16m x 3.63m)

With radiator, double glazed window to front.

Bath-Shower Room

13' / 8'8" x 6'9" (3.96m / 2.64m x 2.06m)

Comprising wc with enclosed cistern, vanity wash hand basin with cupboard below, bidet, bath, ladder style towel rail radiator, recessed tiled shower cubicle with direct shower, inset ceiling spotlights, tiled floor, double glazed window.

Bedroom 2

13'5" x 8'11" / 7'3" (4.11m x 2.74m / 2.21m)

With double glazed window to side, radiator.

Bedroom 3

11'8" x 9'11" (3.56m x 3.02m)

2 double glazed windows, radiator.

Cloakroom

6'3" x 5'6" (1.91m x 1.68m)

Having wc with enclosed cistern, vanity wash hand basin, ladder style towel rail, double glazed window to side.

Rear Hall

11'8" x 6'8" (3.56m x 2.03m)

With open staircase to first floor, radiator, double glazed window to rear.

First Floor Landing

With loft access.

Bedroom 4

15'5" x 15'3" max (4.70m x 4.65m max)

With double glazed door and window, radiator, part sloping ceilings to 3'10"

Exterior

Sat on a spacious Plot the front garden has a gravel bed with inset shrubs and plants and a rubber-crumb driveway providing parking for several vehicles leading to:

Garage

19'3" x 9' (5.87m x 2.74m)

With up and over vehicle door, double glazed door and window, light and power, wall mounted Baxi gas fired combi central heating boiler.

Gardens

The rear and side gardens are laid to lawn with shrubs and plants, side path and gate and garden shed.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, gas, water and drainage are connected to the property.

Local Authority

Council Tax Band C payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 1732-5729-2100-0141-2292.

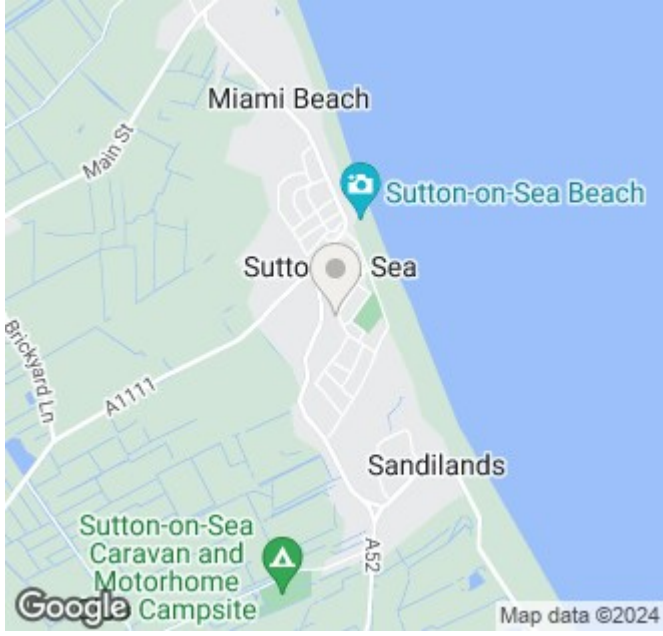
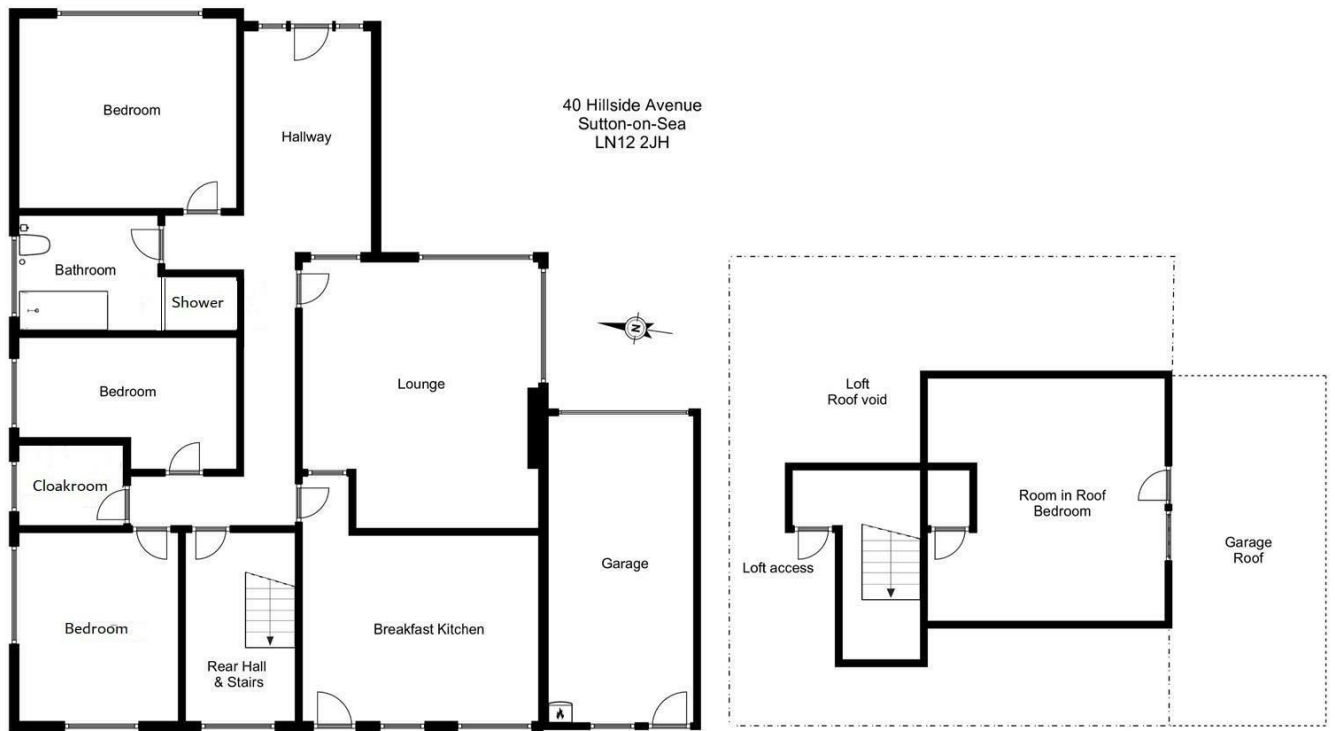
Directions

From the roundabout with the A1111 and A52 proceed southwards on the A52 before taking the fifth left turning into Church Lane, take the third left turn into Hillside Avenue where the property can be found on the left hand side.

Viewings

Viewing is strictly by appointment with the Alford office at the address shown below.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

