



Oak Field, Willoughby Road, Sutton on Sea

£470,000 Offers Over



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Willsons
— SINCE 1842 —

Oak Field, Willoughby Road,
Sutton-On-Sea, Mablethorpe,
Lincolnshire, LN12 2NF

"AGENT'S COMMENTS"

Situated in the popular coastal town to Sutton-on-Sea and within walking distance of amenities, this exceptionally well presented property offers a beautiful 'secret' cottage style garden, tastefully decorated period interior to include a operational vintage lift and ample living space throughout. With a large garage and off-road parking which can accommodate multiple vehicles, attractive outside spaces to include patio, sun porch and greenhouse, this property is accessed from both Willoughby Road and Park Road West and offers an delightful period property in a lovely coastal seaside location.

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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Front of Property

With wooden pedestrian gate leading to low maintenance blocked paved front garden, borders of flowers, shrubs, trees and slate, tiled porch and property boundaries of hedging.

Entrance Hallway

17'8" x 15'8" max (5.4m x 4.8m max)

With uPVC front door with glazed panels to both sides, two radiators, door to lift and wooden flooring.

Living Room

26'6" x 11'9" excl. bay (8.1m x 3.6m excl. bay)

Dual aspect room with chimney breast wall, feature fireplace and log burner, alcoves to both sides of the fireplace with glass shelving and wall lights, feature shaped radiators in the bay windows and two wall radiators, television point, two bay windows to the front of the property, one bay window to the side of the property and wooden flooring.

Kitchen

14'5" x 13'9" (4.4m x 4.2m)

With wall and base units, sink with drainer and mixer tap, Flavell gas cooker with eight gas rings, grill and two ovens, extractor hood with lighting, space and plumbing for dishwasher, space for a full height fridge freezer, full height larder unit housing the recent Logic gas boiler, radiator, partly-tiled walls, dual aspect windows to the rear and side of the property, external door leading to the rear patio and wooden flooring.

Rear Entrance Porch

4'11" x 4'7" (1.5m x 1.4m)

With composite front door, cupboard housing the fuse box, seating box and tiled flooring.

Sun Room

16'4" x 8'10" (5m x 2.7m)

Of brick wall and uPVC window construction, radiator, television point, French Doors leading to the rear garden and wooden flooring.

Utility Room

12'5" x 8'10" (3.8m x 2.7m)

With sink, drainer and mixer tap, base units with worktops over, full height storage cupboards, space and plumbing for washing machine, space for tumble dryer, radiator, window to the side of the property and wooden flooring.

Downstairs WC

8'10" x 2'11" (2.7m x 0.9m)

With WC, wash basin, radiator, partly tiled walls, window to the side of the property and wooden flooring.

Plant Room

4'7" x 6'6" (1.4m x 2m)

Situated to the rear of the lift.

Through-Floor Lift

3'7" x 3'7" (1.1m x 1.1m)

With vintage working through-floor lift including lighting and emergency manual release.

First Floor Landing

8'6" x 10'9" (2.6m x 3.3m)

With Art Deco style stairs leading to galleried landing, through floor lift access, loft hatch. radiator, two full height walk in storage cupboards (1.9m x 1m and 1.3m x 1m) and wooden flooring.

Master Bedroom

12'5" x 11'9" incl. bay (3.8m x 3.6m incl. bay)

With feature fireplace, radiator, part-vaulted ceiling, bay window to the front of the property and laminated flooring.

En Suite

10'9" x 5'6" (3.3m x 1.7m)

With WC, bidet, wash basin, bath with mixer tap and shower attachment, wall units, radiator, window to the side of the property and wooden flooring.

Bedroom 2

13'9" x 13'9" (4.2m x 4.2m)

Dual aspect room with built-in storage cupboards, windows to the rear and side of the property and wooden flooring.

Bedroom 3

13'1" x 11'9" plus bay (4m x 3.6m plus bay)

With built-in storage cupboards, vanity unit with hand basin and mirror, part-vaulted ceiling, bay window to the front of the property and laminated flooring.

Bedroom 4 / Office

10'2" x 8'6" max (3.1m x 2.6m max)

With telephone point, radiator, part-vaulted ceiling, window to the side of the property and laminated flooring.

Bathroom

5'6" x 9'6" (1.7m x 2.9m)

"L"-shaped bathroom with WC, hand basin, bath with direct feed shower over, radiator, full height airing cupboard (0.9 x 0.7) housing immersion water tank, window to the side of the property and wooden flooring.

Rear Garden

Set to block paving with borders of flowers, shrubs and gravel, concrete slabbed patio area with pergola, concrete feature paving circle, lean to greenhouse, side gate leading to block paved driveway and property boundaries of hedging.

Garage

23'11" x 14'5" (7.29m x 4.39m)

With up and over door, power and lighting and concrete flooring.

Driveway

Blocked paved driveway accessed from Park Road West proving ample parking, double wooden gates, borders of gravel and boundaries of hedging.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

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

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of D The full report is available from the agents or by visiting www.epcregister.com Reference Number - 8333-6329-9660-6333-2992

Directions

From the main A1111 into Sutton-on-Sea. Follow the road through the town and turn left into Willoughby Road, continuing over the junction to the second part of Willoughby Road. The property can be found on the right.
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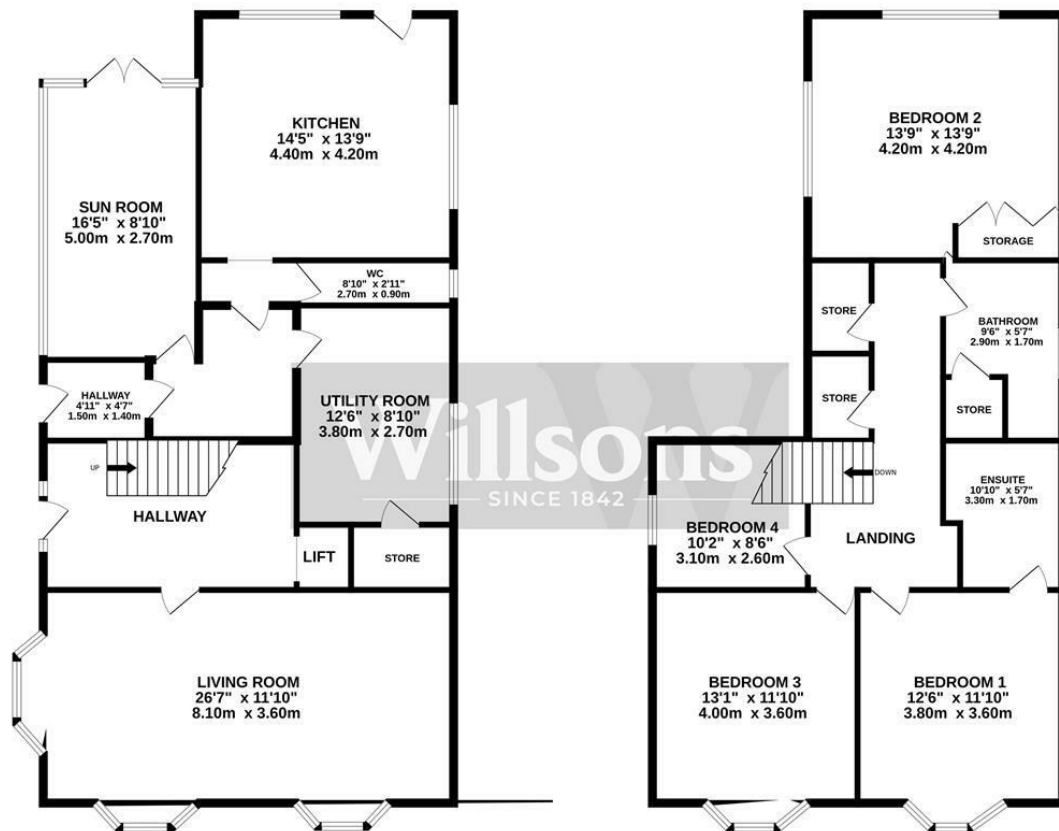
Viewing

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



GROUND FLOOR

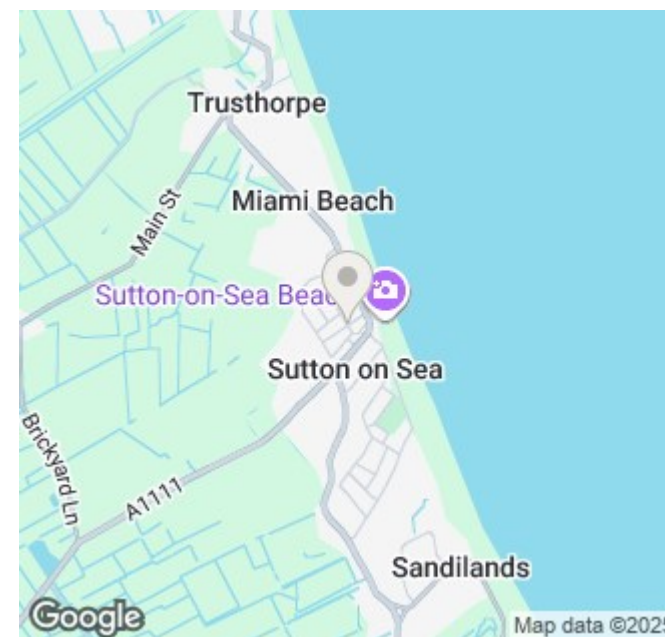
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

