



**DRAFT SALES PARTICULARS  
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

1 Wilmington Drive, Sutton on Sea

£185,000



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**Willsons**  
— SINCE 1842 —



1 Wilmington Drive,  
Sutton-On-Sea, Mablethorpe,  
Lincolnshire, LN12 2JU

### "AGENT'S COMMENTS"

*This property presents a great opportunity for anyone looking for a seaside location yet in a quiet residential area. Offering a spacious sun room to the rear with views over the generously sized rear garden, modern shower room, detached garage and driveway. Benefitting from uPVC double glazing throughout, gas fired central heating and no onward chain, the property is situated in a quiet coastal location, within walking distance of the local amenities and the beachside promenade of Sutton-On-Sea.*

### LOCATION

*Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There are 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. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.*



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T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>



### Front of Property

Open plan frontage set to lawn with concrete slab pathway to the front of the property, borders of flowers and shrubs, external tap to the side and concrete driveway leading to the garage at the rear.

### Entrance Porch

3'11" x 1'11" (1.2m x 0.6m)

With uPVC French doors, wooden internal door with glazed side panel and concrete flooring.

### Entrance Hallway

'L'-shaped hallway with cloak cupboard (2.1m x 0.3m) housing fuse box, further full height storage cupboard (0.9m x 0.8m), radiator, loft hatch and laminated flooring.

### Living Room

15'5" x 11'5" (4.7m x 3.5m)

With radiator, wooden French door with glazed side panels leading to the sun room and laminated flooring.

### Sun Room

19'0" x 5'10" (5.8m x 1.8m)

Spanning the full width of the bungalow and of dwarf brick wall and uPVC construction with poly-carbonate style roof, space and plumbing for two appliances, two external doors leading to the rear of the property and carpet tiled flooring.

### Kitchen

8'10" x 8'2" (2.7m x 2.5m)

With a range of wall and base units, sink with mixer tap and drainer, radiator, fully tiled walls, windows to the sun room and side of the property, wooden internal door and vinyl flooring.

### Bedroom One

10'5" x 12'5" (3.2m x 3.8m)

With built-in wardrobe (1.6m x 0.7m), radiator, window to the front of the property and carpeted flooring.

### Bedroom Two

9'2" x 9'10" (2.8m x 3.0m)

With radiator, window to the front of the property and carpeted flooring.

### Shower Room

5'2" x 6'6" ( 1.6m x 2.0m)

With WC, wash basin vanity unit, shower enclosure with direct feed shower, extractor fan, heated towel rail, fully tiled walls, window to the side of the property and tiled flooring.

### Garage

16'8" x 8'2" (5.1m x 2.5m )

With up-and-over door, power and lighting, fuse box and concrete flooring.

### Rear Garden

Set to lawns with an area of concrete hard standing, small gravelled patio, area of mature plants, ornamental grasses, shrubs and hedging, pedestrian side gate to the driveway and property boundaries of brick wall, hedging and fencing.

### 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 'B' 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 'C'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8641-6325-5620-2767-7902

### Directions

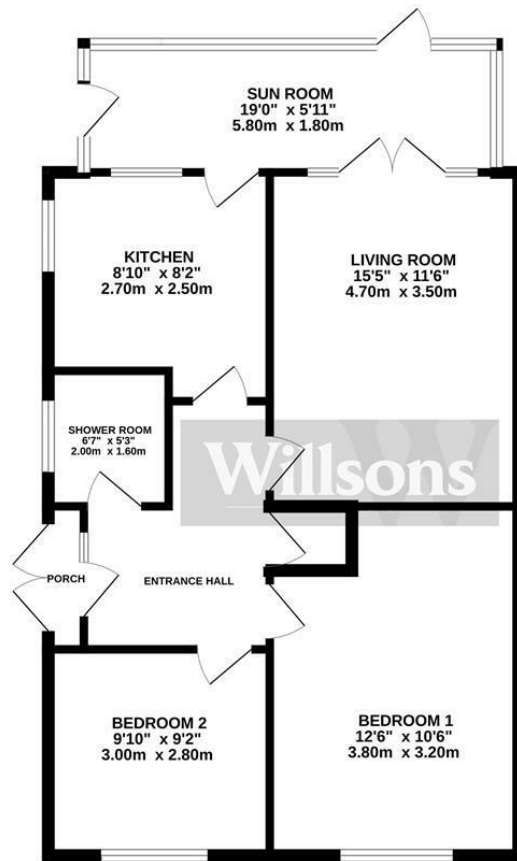
From the A52 Mablethorpe to Skegness Road, on reaching Huttoft Road, Sutton-On-Sea, turn into Church Lane and continue 270m. Turn left into Chanctonbury Way, right into Lewis Avenue and then left into Wilmington Drive. The property can be found on the left after 30m.  
What3words:///riding.trucks.drawn

### Viewing

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



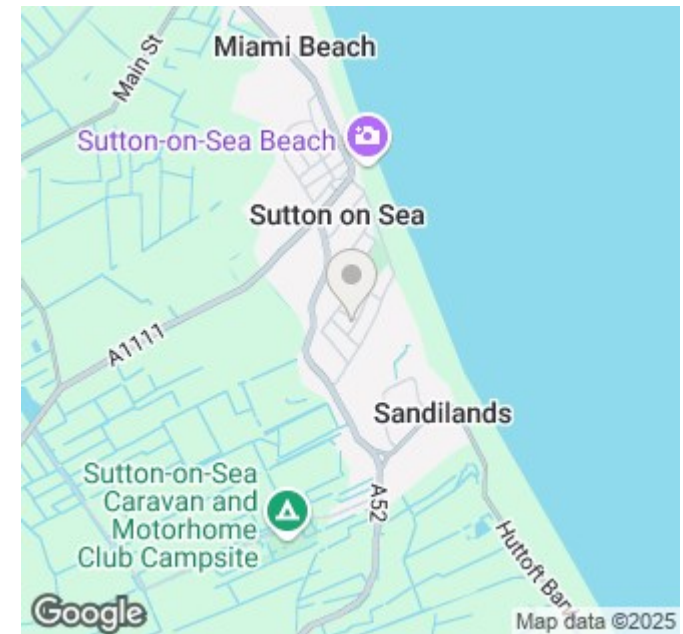
# GROUND FLOOR



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.

