



With Two Self Contained Flats

**STATION ROAD, SUTTON-ON-SEA, LN12**  
**ASKING PRICE £495,000**



A rare opportunity to purchase such a unique and impressive property such as this. Located in the popular coastal town of Sutton on Sea, this individual property offers versatile living throughout with huge potential for an airbnb, rental and much much more. Comprising a four bedroom house with two self contained flats, one ground floor and one first floor, along with well maintained gardens, a large driveway and double garage.

The original four bedroom house was extended by the current owners firstly in 1981 adding the ground floor extensions. They later extended a second time in 2008 when they added the first floor flat. Both flats have their own external access or can be accessed via the main house if necessary.

Internal viewing is a must to truly appreciate the size and all this lovely property has to offer!



### **Location - Sutton-on-Sea**

Sutton-on-Sea is small traditional coastal village with an excellent well-kept, golden sandy beach. It is approximately 17 miles from Louth, 19 miles from Grimsby and 42 miles from Lincoln.

It is well serviced with a wealth of amenities, including a range of shops, pubs, restaurants and cafes as well as a primary school and a doctors surgery.

There are plenty of pleasant coastal walks nearby, including Sandlilands National Trust nature reserve, which is an ideal quiet coastal spot for dog walking and enjoying the fresh sea breeze.

### **House**

#### **Entrance Porch**

5'10" x 4'9"

uPVC front door and a secondary door leading into hallway, lino flooring and door into Flat 2.

#### **Hallway**

With staircase to the first floor landing, coving to the ceiling, door into living room and a radiator.

#### **Living Room**

11'11" x 18'1"

With feature fireplace with bricked surround, uPVC double glazed bay window to the front with window seat and uPVC double glazed window to the side, ceiling fan with light, coving to the ceiling, radiator and double doors into dining room.

#### **Dining Room**

11'5" x 15'1"

Sizeable dining room with sliding uPVC patio doors to the rear, wall lighting, coving to the ceiling, radiator and a door into the kitchen.

### **Kitchen**

8'2" x 22'2"

Fitted with a range of wooden wall, base and drawer units with worktop over, one and a half bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks, space for an American fridge freezer, washing machine, tumble dryer and dishwasher. Four ring gas hob with griddle and extractor above, door into pantry and door into rear porch.

#### **Pantry**

9'0" x 7'5"

With tiled floor, lighting and fitted shelving.

#### **Rear Porch**

8'9" x 5'2"

Accessed via Flat 2 and the main house, there is a uPVC double glazed window to the rear and door to the side into the rear garden.

#### **First Floor Landing**

Galleried landing with access to all first floor rooms, coving to the ceiling, loft access hatch, smoke alarm and a radiator. A door provides access into Flat 1.

#### **Bedroom 1**

14'9" x 11'2"

Spacious double bedroom with uPVC double glazed window to the front, fitted wardrobes and dresser along one wall, wash hand basin with storage below, coving to the ceiling and a radiator.

#### **Bedroom 2**

14'0" x 12'0"

Double bedroom with uPVC double glazed window to the side, coving to the ceiling and a radiator.

#### **Bedroom 3**

10'4" x 11'4"

Double bedroom with uPVC double glazed window to the front, fitted wardrobes and a radiator.

### **Bedroom 4 / Study**

5'11" x 7'1"

Currently being used as a home office but could make a cosy single bedroom, with uPVC double glazed window to the front, coving to the ceiling and a radiator.

#### **Bathroom**

9'6" x 11'4"

Large bathroom fitted with a four piece suite consisting of a panelled bath, corner shower cubicle with sliding glass door, wash hand basin in vanity unit with storage cupboards below and a W.C. Further comprising tiled splashbacks, fitted storage cupboard, wall light with shaving point, two uPVC double glazed windows to the side and a radiator.

#### **Outside**

The property is accessed to the rear via 'Broadway' and is entered via double opening gates leading to the large v-shaped driveway which provides ample off road parking and further leads down to a detached double garage with power and lighting.

The sizeable garden features a wide range of mature shrubs, trees and bushes throughout. Pathways lead throughout the garden to the summer house, patio area and courtyard space.

#### **First Floor Flat**

### **Open Plan Lounge Diner**

18'0" x 22'0" (max)

Bright and airy room with laminate flooring, four velux windows and uPVC double glazed window to the rear, corner storage cupboard and two radiators. A door leads into the kitchen, hallway and door into the house.

### **Kitchen**

11'6" x 8'4"

Fitted with a range of wood effect wall, base and drawer units with worktop over, one bowl stainless steel sink unit with drainer and mixer tap, integrated oven with four ring electric hob with extractor above, tiled splashbacks, space for fridge freezer and washing machine, spotlights to the ceiling, tiled flooring, smoke alarm, loft access hatch and a cupboard housing the wall mounted 'Worcester' boiler.

### **Hallway**

With access to all other rooms, laminate flooring, smoke alarm, uPVC double glazed window to the side and a radiator.

### **Bedroom / Sitting Room**

14'4" x 14'5"

Double bedroom with uPVC double glazed window to the rear, laminate flooring and staircase leading down to the ground floor and entrance.

### **Bedroom 1**

13'7" x 10'2"

Double bedroom with two Velux windows, loft access hatch and a radiator.

### **Bathroom**

12'2" (max) x 11'4" (max)

Sizeable bathroom with panelled bath with shower over and glass screen, wash hand basin and W.C. With laminate flooring, heated towel rail, velux window, shaving point, tiled splashbacks and extractor.

### **Ground Floor Flat**

#### **Living Room**

11'11" x 13'11"

With uPVC double glazed window to the front, ceiling fan with light, radiator and door into kitchen.

#### **Kitchen**

10'10" x 10'3" (max)

Fitted with a range of wall, base and drawer units with worktop over, integrated oven with four ring electric hob and extractor above, one bowl stainless steel sink unit with drainer and mixer tap, space for washing machine and fridge freezer, cupboard houses the wall mounted 'Worcester' boiler, uPVC double glazed window to the side, tiled splashbacks and opening into the hallway.

#### **Hallway**

With access into shower room and bedroom.

#### **Shower Room**

5'8" x 8'5"

Fitted with a corner shower cubicle with sliding glass door, wash hand basin and W.C, uPVC double glazed privacy glass window to the side, shaving point, heated towel rail and extractor.

#### **Bedroom 2**

9'4" x 9'6"

Double bedroom with uPVC double glazed window to the side and door into games room.

#### **Games Room**

14'6" x 23'5"

Multiuse room currently being used as a games room, with uPVC double glazed window to the side, a radiator, ceiling fan with light, smoke alarm and a door leading out to rear porch and a second door leading into bedroom 1.

### **Bedroom 1**

14'6" (max) x 12'11"

Double bedroom with uPVC double glazed window to the rear, door into W.C, door into utility cupboard which has space and plumbing for washing machine and tumble dryer, a door leading outside, ceiling fan with light and a radiator.

### **W.C**

4'0" x 5'1"

Fitted with a W.C and a wash hand basin, tiled splashbacks, uPVC double glazed privacy glass window to the rear,

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

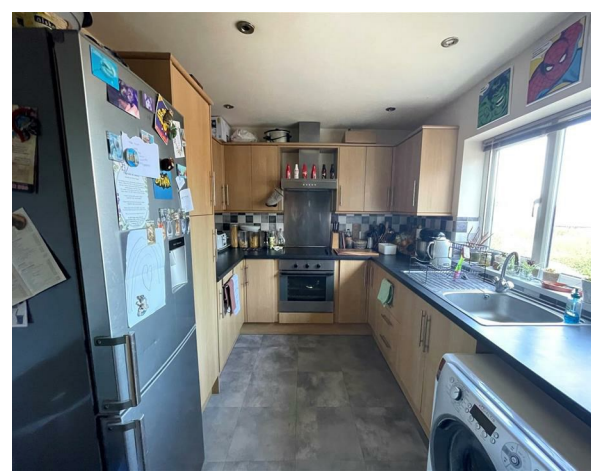
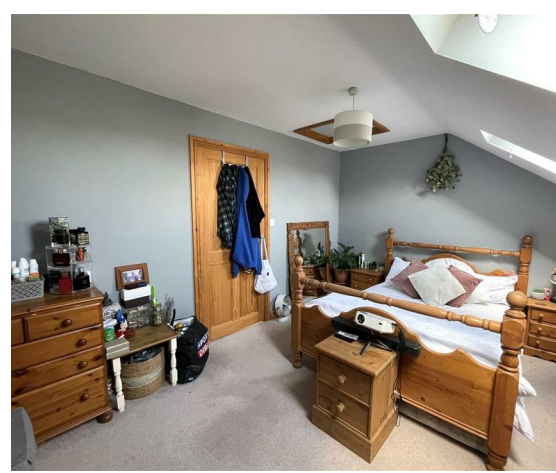
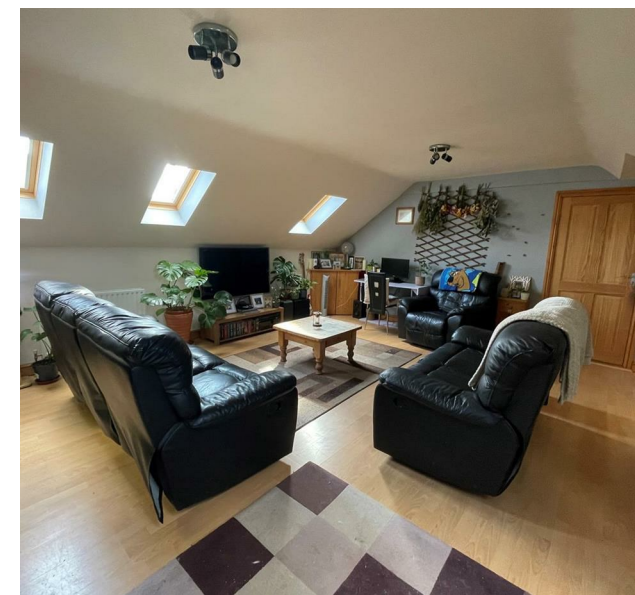
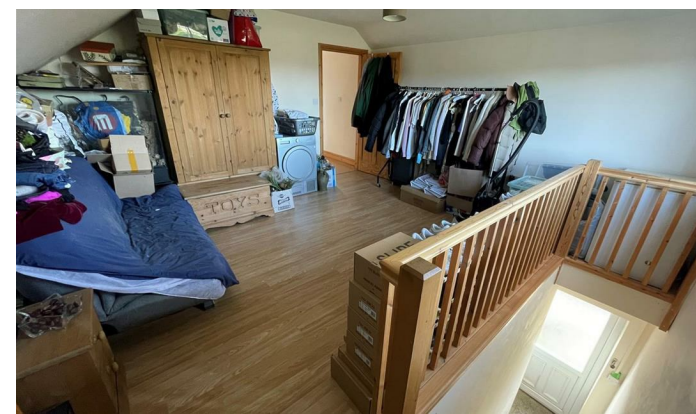
### **Agent Notes**

We have been advised that there is the potential to purchase the neighbouring commercial property. Further details can be provided from our TES Property office.

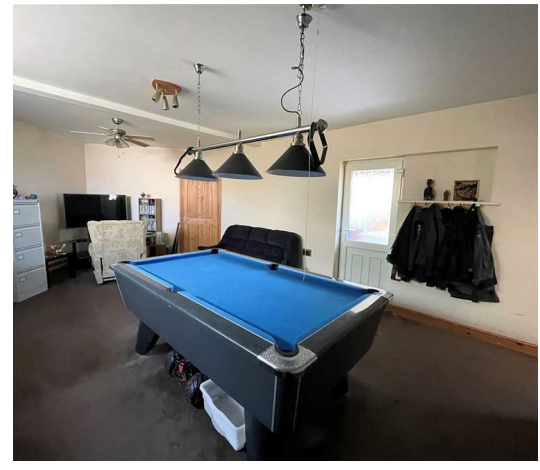
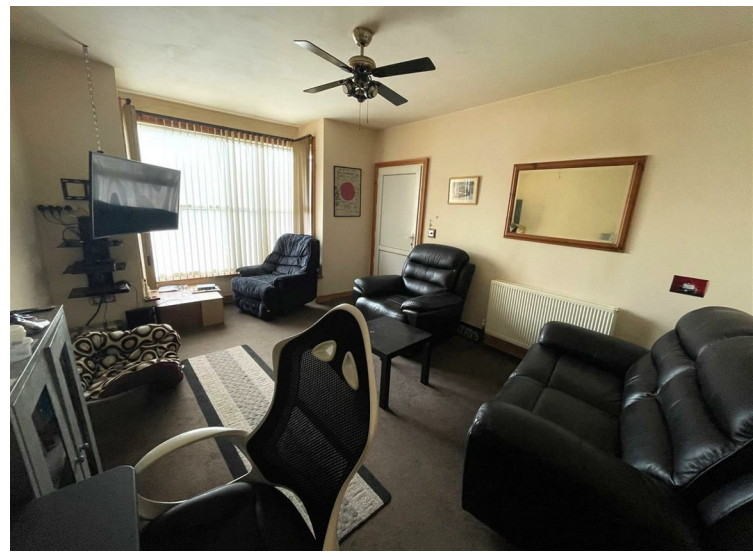
# Main House



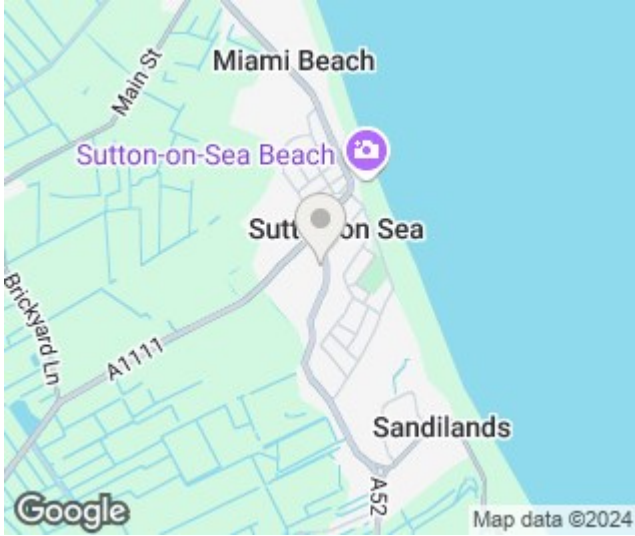
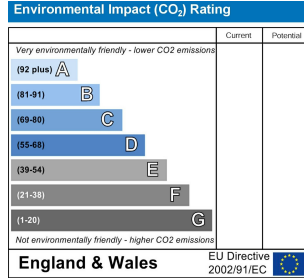
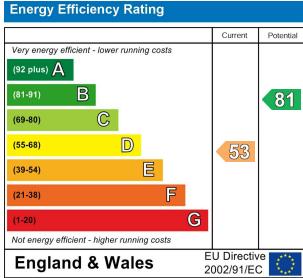
# First Floor Flat



Ground Floor Flat







To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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