



New Build, Church Lane ,Sutton on Sea, LN12 2JB

NEW BUILD | DETACHED DOUBLE GARAGE & AMPLE PARKING | DESIRABLE LOCATION | KITCHEN DINER
MASTER BEDROOM WITH EN SUITE | GROUND FLOOR W.C | GROUND FLOOR BEDROOM |
TWO FIRST FLOOR BEDROOMS | NHBC CERTIFICATE | EPC RATING - AWAITING

Asking Price: £325,000

HUNTERS®
HERE TO GET *you* THERE

turner evans stevens

Church Lane ,Sutton on Sea

Hunters are delighted to offer a fantastic opportunity to acquire this beautiful individual new build property, situated in a highly desirable area a short distance from all the amenities Sutton on Sea has to offer and within easy reach of our award winning sandy beach. The property is in the final stages of completion and offers spacious versatile living accommodation on two floors with ample parking, detached double garage and gardens to all sides. Viewing is highly recommended.

ENTERANCE HALL

Optional ramp or stairs lead to an open porch, a composite door with frosted glass side panels leading into the entrance hall with a radiator, return staircase leading to the first floor accommodation.



UTILITY ROOM

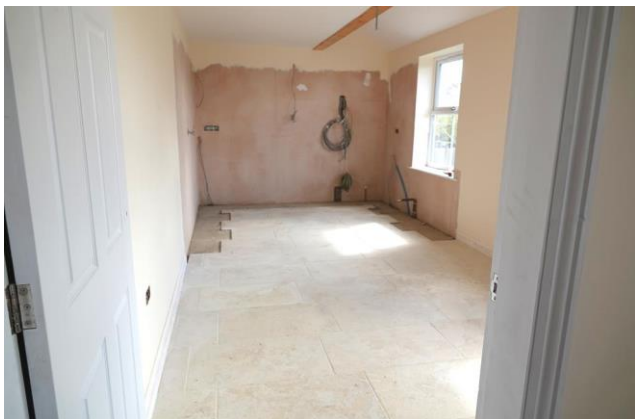
2.26m (7' 5") x 2.26m (7' 5")

Having a uPVC double glazed window, radiator and wall mounted Ideal Logic combination boiler.

KITCHEN DINER

6.07m (19' 11") x 2.92m (9' 7")

With tiled floor covering, two uPVC double glazed windows and radiator. A fitted kitchen is due to be installed shortly.



LIVING ROOM

Having a feature chimney breast wall with gas point, a square bay uPVC double glazed window to the front aspect and a uPVC double glazed window to the side elevation and a radiator.



CLOAKROOM

Fitted with a W.C, wash hand basin and radiator.

GROUND FLOOR BEDROOM

3.58m (11' 9") x 3.45m (11' 4")

Having a uPVC double glazed window and radiator.



LANDING/STUDY AREA

A beautiful light and airy landing with radiator and two Velux windows letting the light flood in, there is ample space for a desk or a small seating area



MASTER BEDROOM

3.89m (12' 9") x 2.59m (8' 6")

With uPVC double glazed window and radiator.



EN SUITE SHOWER ROOM

2.03m (6' 8") x 1.17m (3' 10")

With three piece shower suite to be installed shortly.

FAMILY BATHROOM

2.49m (8' 2") x 2.16m (7' 1")

Having a Velux window, radiator, and bathroom suite soon to be installed.

BEDROOM 2

3.96m (13' 0") x 3.89m (12' 9")

Having two Velux windows and radiator.



DETACHED DOUBLE GARAGE

A large driveway with ample off road parking for a number of vehicles fronts the property and leads to a double detached garage with pedestrian door.



GARDENS

Enclosed gardens to all sides



GENERAL

TENURE

This property is Freehold.

VIEWINGS

By prior appointment via our Hunters Turner Evans Stevens office in Sutton on Sea. Tel: 01507 441166.

SERVICES

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

DETAILS PREPARED

April 2021

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters Turner Evans Stevens 2 Evergreen Walk,
Sutton On Sea, Lincolnshire, LN12 2SW 01507
441166

suttononseahunters.com

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any

switched off/disconnected or drained services or appliances - All measurements are approximate.