




YOUR MOVE
Ian McCarthy

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Marine Avenue, Sutton-On-Sea,
Mablethorpe, Lincolnshire

£250,000

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DESCRIPTION

Your Move are delighted to offer for sale this attractive detached two bedroom bungalow, in a very good location, convenient for the high street and the beach. The accommodation comprises entrance lobby, lounge dining room, kitchen, two bedrooms, shower room, gas fired central heating system, double glazing, low maintenance gardens, detached garage and ample parking which would be made secure for a motorhome or caravan. Side access to the rear garden. NO FORWARD CHAIN

ENTRANCE

The ample block paved frontage and drive leads to the attractive, modern, double glazed front door with a glazed side panel.

ENTRANCE LOBBY

The entrance lobby has the consumer unit, a radiator and a ceiling light point, an open doorway to the kitchen and a doorway to the lounge-dining room.

KITCHEN

The kitchen has a range of base and wall units with contrasting worktop, stainless steel sink with mixer tap, space for a cooker, washing machine, dishwasher, extractor hood and space for a fridge freezer. There is a pantry, UPVC stable door to the rear garden, ceiling light point and a window to the side garden.

LOUNGE-DINING ROOM

The lounge-dining room has a bow window to the front and a window to the side, two radiators, feature fireplace with electric fire, ceiling light point and door to the inner lobby.

INNER LOBBY

The inner lobby gives access to the two bedrooms and the shower room and has a ceiling light point and a door to the cupboard which houses the combination boiler.

SHOWER ROOM

The shower room has a window to the side, a quadrant shower tray and cubicle with sliding door, a thermostatically controlled mains fed shower, vanity wash hand basin with a mixer tap and storage under and a close coupled WC. There is a radiator and ceiling light point.

BEDROOM ONE

The main bedroom has window to the rear, a radiator and ceiling light point.

BEDROOM TWO

The second bedroom has French doors, a radiator, ceiling light point and loft access.

DETACHED GARAGE

The detached garage has an up and over door and light and power.

OUTSIDE

The gardens are low maintenance, laid to block paving at the front and the side. The rear garden is laid to gravel with a block paved seating area.

LOCATION

The property is situated in the coastal village of Sutton on Sea, which has a range of shops and stores, primary school, doctors, public houses and restaurants. Sutton on Sea has access to an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. It is an ideal place to settle down after a busy life. There are markets towns in Louth and Horncastle, whilst the main regional business centres are in Grimsby, Boston and Lincoln.

CONSIDERING MAKING AN OFFER

If you think you may want to offer on this property and to save you any inconvenience if you live at a distance, please would you bring with you current photo ID for anti money laundering purposes. This can be a current driving licence or passport. If you have neither, ask us when you book the viewing and we can advise you of what is acceptable. If you do offer, please would you also have details of your estate agent, or evidence of funds if it is a cash purchase. Although solicitor's details will not be required when you offer, if you have them as well, it helps.

FLOORPLAN

DIMENSIONS

Entrance Lobby - 2.47m x 0.97m (8'1" x 3'2")

Kitchen - 3.31m x 2.44m (10'10" x 8'0")

Lounge-dining Room - 5.42m x 3.49m (17'9" x 11'6")

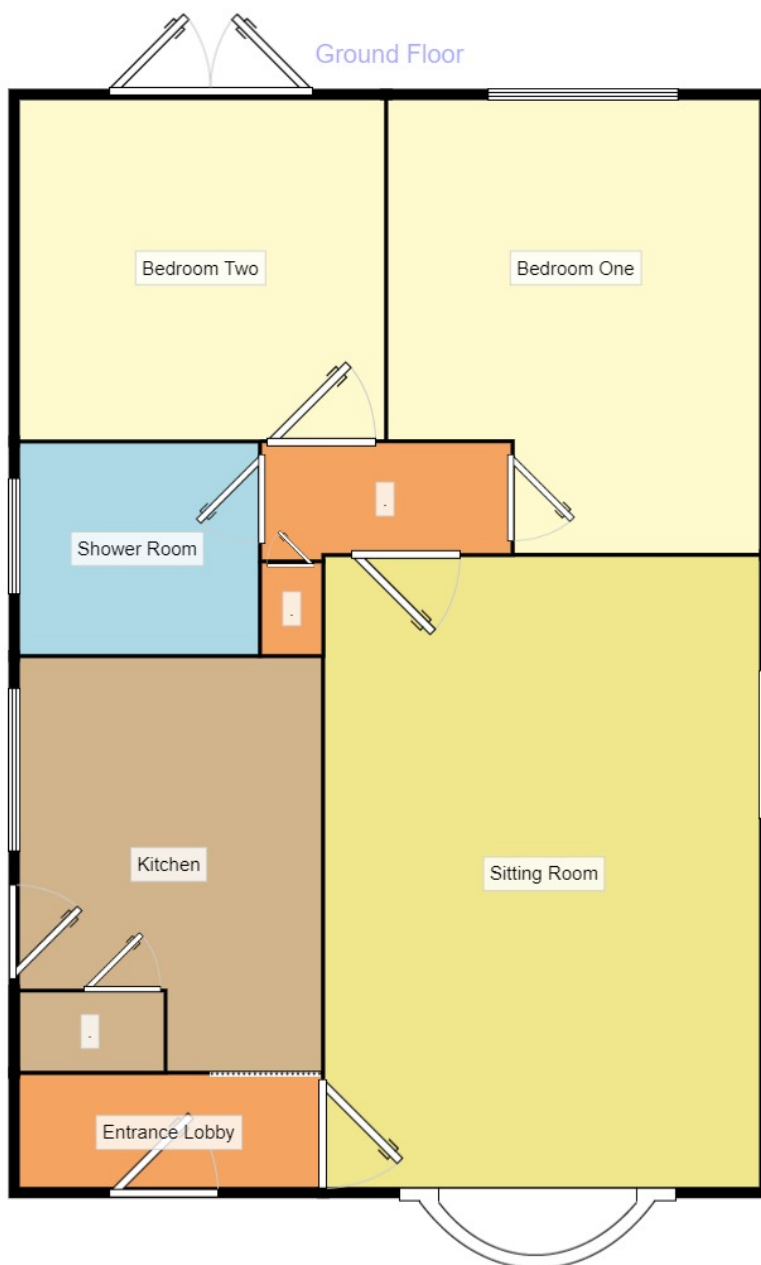
Inner Lobby - 1.97m x 1.07m (6'6" x 3'6")

Shower Room - 1.95m x 1.69m (6'5" x 5'7")

Bedroom One - 3.64m x 3.00m (narrowing to 2.32) (11'11" x 9'10" (narrowing to 2.32))

Bedroom Two - 2.96m x 2.75m (9'9" x 9'0")





Measurements are approximate. Not to scale. For illustrative purposes only.

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*Source: Hitwise Nov 2011.

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