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Harding Close, Sutton-On-Sea,  
Mablethorpe, Lincolnshire

£265,000

# Harding Close, Sutton-On-Sea, Mablethorpe, Lincolnshire

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## DESCRIPTION

Conveniently located for the local facilities of Sutton-on-Sea and the beach, this exceptional detached two bedroom bungalow with en-suite W.C, has been beautifully refurbished to provide attractive accommodation, which includes entrance porch, hallway, lounge, dining kitchen, conservatory and shower room. With gas fired central heating system, double glazing, garage and well maintained gardens.

## ENTRANCE

With double glazed decorative front door and side panel leading to.:

## ENTRANCE PORCH

With laminate floor and double glazed internal door and side panel.

## HALLWAY

With radiator, airing cupboard housing Worcester combination boiler and shelving, room thermostat control, single power point and telephone point. Loft access with extending ladder, light and part boarding.

## LOUNGE

Double glazed bow window to the front, feature fireplace with down lights and remote control, radiator, two wall light points and ceiling light point. Three double power points, telephone and T.V point.

## KITCHEN / DINING ROOM

Double glazed patio doors leading to the rear conservatory, an attractive range of kitchen units to include under lighting, complimentary work tops with inset ceramic one and a half bowl sink, drainer and mixer tap. Neff electric oven with 'hide and slide' door, gas hob with extractor fan over, plumbing for automatic washing machine and space for tumble dryer, radiator, ceramic tiled floor, cornice and ceiling light point.

## CONSERVATORY

Double glazed windows to three sides, glass roof and plastered throughout, patio doors leading to the rear garden, radiator, two wall light points and ceiling light point.

## BEDROOM ONE

Double glazed window to the rear, radiator, built in double wardrobe with rail and shelf, cornice and ceiling light point.

## BEDROOM TWO

Double glazed window to the side, radiator, built in double wardrobe with rail and shelf, recessed shelving, cornice, ceiling light point and T.V point. Folding doors lead to the en-suite W.C.

## EN-SUITE WC.

Double glazed window to the front, vanity wash hand basin and W.C. Ceramic tiled floor and spot lighting to ceiling.

## SHOWER ROOM

Double glazed window to the side, with a modern suite of vanity wash hand basin extending to the side with concealed flush W.C and several storage cupboards. Shower cubicle with 'Mira' electric shower, tiling to walls and floor, heated towel rail, spot down lighting and extractor fan.

## GARAGE

With up and over door to the front, window and pedestrian door to the side, power and light.

## GARDENS

Set in attractive gardens, the front is laid to lawn with established planted borders and shrubs. The rubberised driveway with ample

parking for several cars leads to the side and garage with garden shed attached to the rear 11'5 x 4'11. Gated access to the rear garden which is enclosed with block paved paths, Astro turf, exterior power points for water feature and security lighting to the sides and rear. Jack and Jill gates to the side ideal for storing waste bins.

## COUNCIL TAX BAND C

## EPC RATING D

## 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.

## 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.

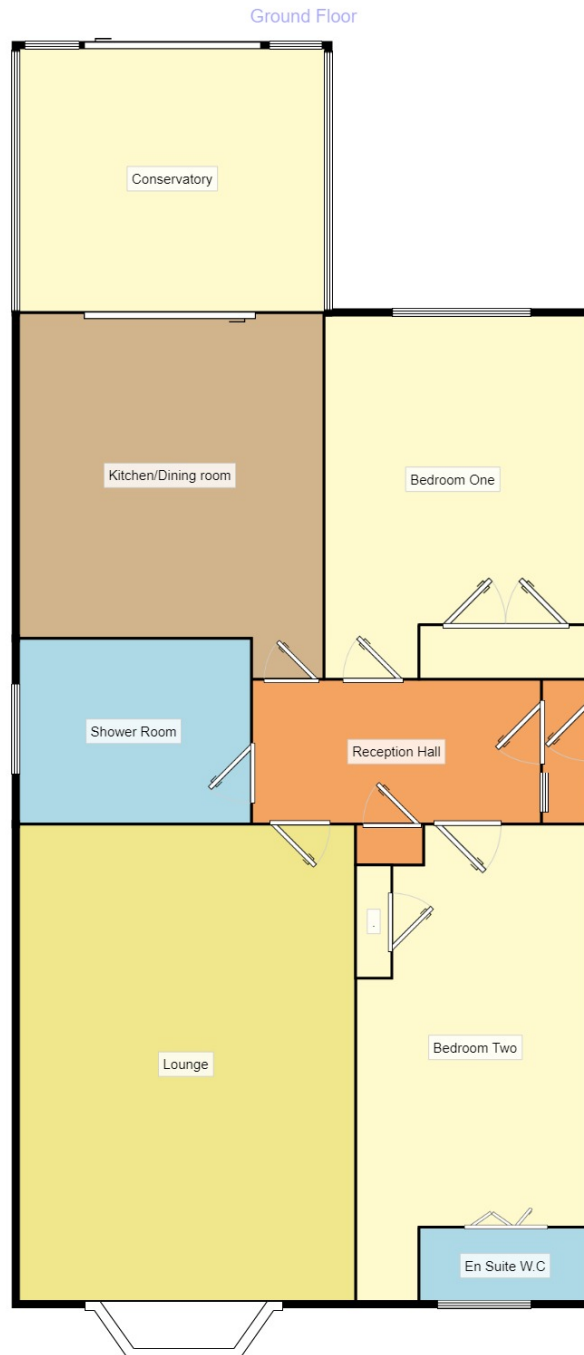
## FLOORPLAN

### DIMENSIONS

- Entrance Porch - 1.35m x 0.86m (4'5" x 2'10")
- Hallway - 3.20m x 1.63m (10'6" x 5'4")
- Lounge - 5.28m x 3.76m (17'4" x 12'4")
- Kitchen / Dining Room - 3.63m x 3.38m (11'11" x 11'1")
- Conservatory - 3.43m x 3.10m (11'3" x 10'2")
- Bedroom One - 3.35m x 2.95m (inc built in wardrobes) (11'0" x 9'8" (inc built in wardrobes))
- Bedroom Two - 4.42m x 2.57m (inc built in wardrobe) (14'6" x 8'5" (inc built in wardrobe))
- En-Suite WC. - 1.91m x 0.76m (6'3" x 2'6")
- Shower Room - 2.29m x 1.91m (7'6" x 6'3")
- Garage - 5.33m x 2.59m (17'6" x 8'6")







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

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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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