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Ilan McCarthy

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Sandringham Drive, Sutton-On-Sea, Mablethorpe, Lincolnshire

£195,000

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## DESCRIPTION

In a much sought after location, convenient for the beach and local facilities of Sutton-on-Sea, this superb semi detached two bedroom bungalow offers stylish accommodation to include entrance lobby, lounge/dining room, conservatory with insulated roof, attractive fitted kitchen to include all white goods and shower room with walk in shower. The property has a gas fired central heating system, double glazing, ample off road parking to the front and garden to the rear.

## ENTRANCE LOBBY

With double glazed decorative front door, feature double glazed round window to the front, ceiling light point and open access to the kitchen.

## SEPARATE WC

With vanity wash hand basin and W.C, ceramic tiling to walls, extractor fan and ceiling light point.

## LOUNGE/DINING ROOM

Double glazed window to the front, modern feature tall radiator, two wall light points, ceiling light point and cornice.

## KITCHEN

An attractive range of fitted kitchen units with contrasting work tops, inset stainless steel one and a half bowl sink with mixer tap and tiled splash backs. Stainless steel Kenwood range cooker with extractor hood over, washing machine, tumble dryer, fridge and freezer. Double glazed window and door leading to the rear garden.

## INNER LOBBY

With loft access, extending ladder and light.

## CONSERVATORY

Double glazed French doors leading to the rear garden and double glazed windows to three sides, insulated roof, radiator, ceramic tiled floor and power points.

## SHOWER ROOM

Double glazed window to the side, double walk in shower, vanity wash hand basin extending to concealed flush W.C. , chrome heated towel rail, cornice and ceiling light point.

## BEDROOM ONE

Double glazed window to the rear, built in double wardrobe with sliding mirror doors, radiator, cornice and ceiling light point.

## BEDROOM TWO

Double glazed door leading to the rear conservatory, radiator, cornice and ceiling light point.

## GARDEN

Set in attractive gardens, the front is mainly to hard standing with ample parking and gated access to the side leading to the rear garden which is paved with artificial grass and gravel borders. The garden extends to the rear with further paving and timber storage shed with power supply. There are external power sockets to the front and rear of the property.

## 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.

## AWAITING EPC RATING

## COUNCIL TAX BAND B

## FLOORPLAN

### DIMENSIONS

Entrance Lobby - 2.24m x 0.89m (7'4" x 2'11")

Separate WC - 1.32m x 0.76m (4'4" x 2'6")

Lounge/Dining Room - 4.90m x 3.78m (16'1" x 12'5")

Kitchen - 4.19m x 1.85m (ext to) (13'9" x 6'1" (ext to)) -L Shape 2.13m x 1.78m (7'0" x 5'10")

Conservatory - 3.07m x 2.67m (10'1" x 8'9")

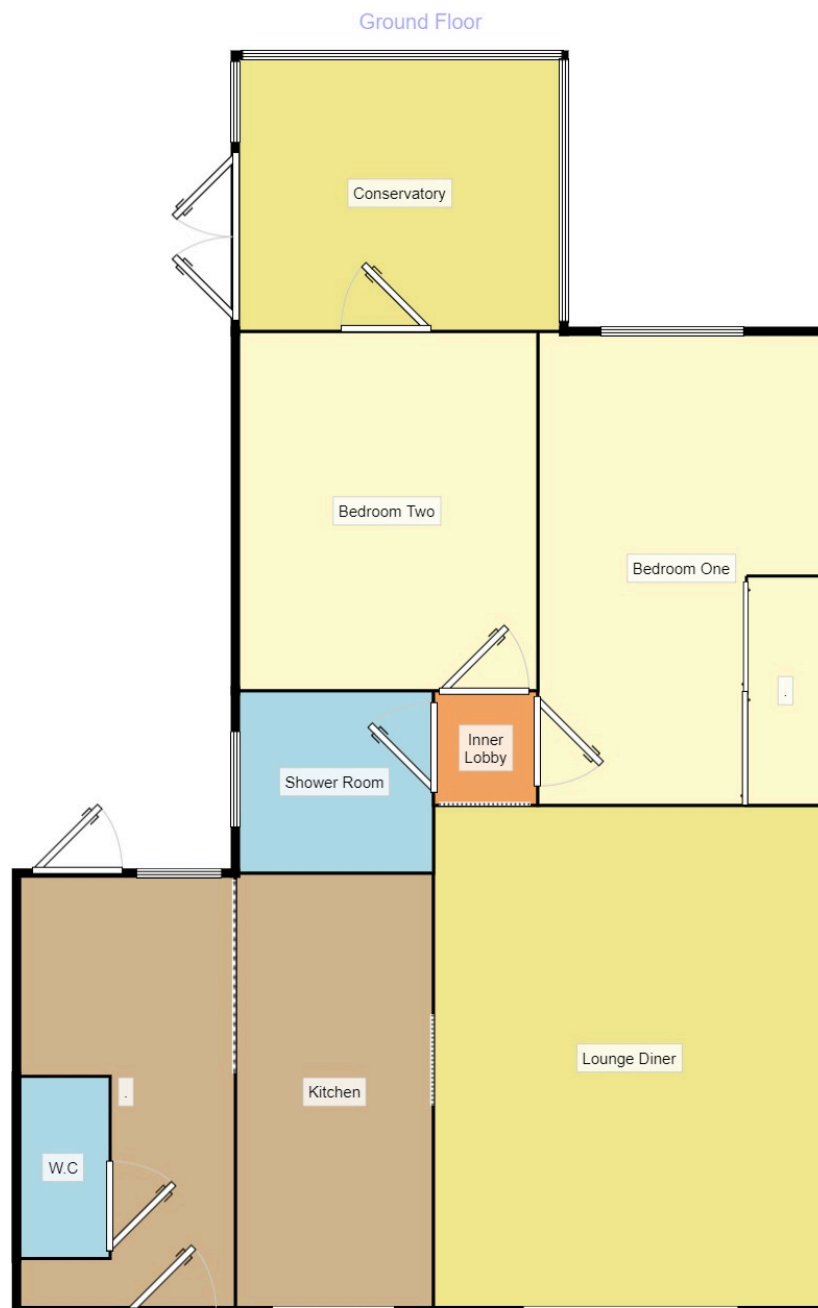
Shower Room - 1.83m x 1.75m (6'0" x 5'9")

Bedroom One - 4.55m x 2.77m (14'11" x 9'1")

Bedroom Two - 3.25m x 2.87m (10'8" x 9'5")







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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