



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Sunnymead**

Brickyard Lane, Sutton on Sea, Mablethorpe, Lincolnshire, LN12 2RN

**BELL**





## Sunnymead, Sutton on Sea

Sunnymead is a four-bedroom detached house, set to a third of an acre with rural views halfway between Hannah and Sutton on Sea. Once two farm cottages, the property now provides four bedrooms, alongside dining and living rooms; kitchen, utility and shower room. Outbuildings comprise a timber shed and sectional garage.

### ACCOMMODATION

Entered to the rear, through upvc double glazed door, to

**Utility** – with light to ceiling, wall mounted gas fired boiler, radiator, tiled flooring. Built in storage space, wood doors to dining room and shower room. Wood door to stairway, open doorway to

**Kitchen** – with uPVC double glazed windows to side and rear, light to ceiling. Good range of storage units to base and wall levels; 1 ½ sink and drainer set to roll edge worktop surface. Integrated appliances, oven, four ring hob beneath extractor canopy; tile effect flooring, multiple power points. Wood door to

**Living Room** – with uPVC double glazed window to front, light to ceiling, electric fire to wall. TV point, radiator, wood effect flooring.

**Dining Room** – with uPVC double glazed window to front, light to ceiling. TV point, radiator, wood effect flooring. Wood door to front doorway.

**Shower Room** – with uPVC double glazed obscure window to side, light to ceiling. Pedestal sink, shower cubicle, space and connections for washing machine and dryer. Radiator, tiled flooring, wood door to

**Cloakroom** – with uPVC double glazed obscure window to side, light to ceiling. Low level w/c, tiled flooring.







Up carpeted stairs with balustrade to wall, to

**First Floor Gallery Landing** – with light to ceiling, carpet. Wood doors to bedrooms.

**Bedroom Four** – uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points.

**Bedroom One**– uPVC double glazed window to front, bank of wardrobes to wall, light to ceiling, carpet, radiator, multiple power points.

**Bedroom Two** – uPVC double glazed window to front, bank of wardrobes to wall, light to ceiling, carpet, radiator, multiple power points.

**Bedroom Three** – uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points.

### Outside

The property is approached to the front, up graveled driveway providing off road parking for multiple vehicles. A paved path leads to the front door, through the front lawn. The driveway continues to the single **Garage**, and rear paved patio seating space, alongside which stands a timber **Shed**. The rear garden is laid to lawn with a range of mature flowers and shrubs throughout. South and West facing, the garden enjoys sunlight throughout the day.



**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: E**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 12.05.2025

DISCLAIMER

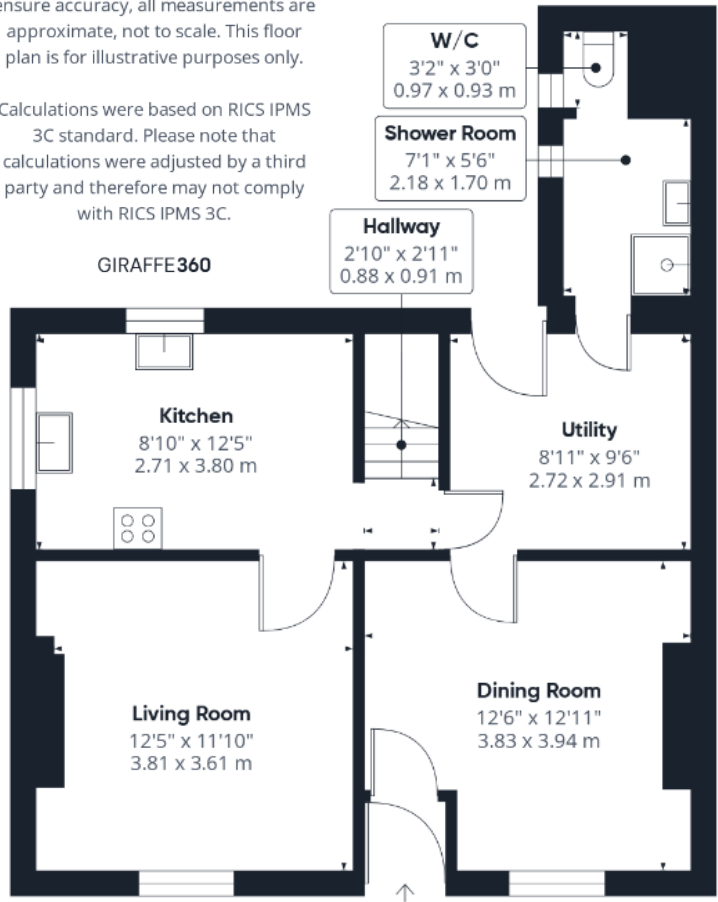
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(1) Excluding balconies and terraces

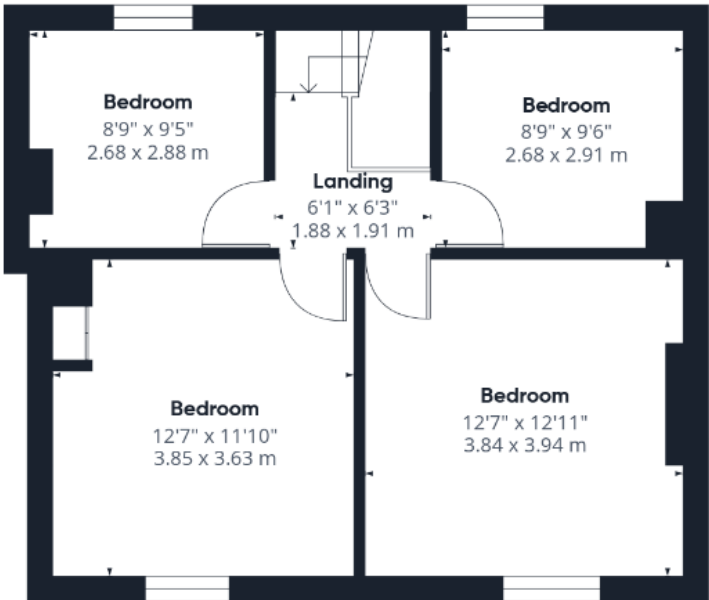
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



**Approximate total area<sup>(1)</sup>**

1089 ft<sup>2</sup>  
101.1 m<sup>2</sup>



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