



# 15 South Road, Sutton-On-Sea, LN12 2NE

Reduced To £489,950



Welcome to this stunning detached house which was newly build in 2022 and located on South Road in the sought-after area of Sutton-On-Sea. This individual property has been designed with a high specification finish throughout, perfect for those looking for a modern and luxurious living space.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your family. The property has many stand out features including underfloor heating to the ground floor, ensuring warmth and comfort throughout.

Another highlight of this property is the double garage, providing ample space for parking and storage.

Situated close to the beach, this home offers the perfect blend of coastal living and modern comfort. Whether you enjoy leisurely strolls along the shore or simply soaking in the sea breeze, this location has something for everyone.

Don't miss out on the opportunity to make this stunning house your new home. Contact us today to arrange a viewing.

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and immaculately presented accommodation comprises:-

### **Hallway**

6'7" x 20'10"

Staircase to the first floor, laminate flooring, loft access, full fitted alarm system, inset spot lights to the ceiling.

### **Reception Room**

22'1" x 12'11"

Log burner set into featured brick surround with tiled hearth and wooden mantle, TV aerial point, fuse box, French double opening patio doors to the rear aspect leading out onto the garden.

### **Kitchen**

18'9" x 21'4"

Fitted with a stylish range of wall and base units with worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, four ring gas hob with extractor hood over, breakfast bar, integral dishwasher and fridge/freezer, inset spot lights to the ceiling, French double opening patio doors leading out onto the garden.

### **Utility**

7'8" x 7'9"

one bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, wall mounted 'Ideal' combination boiler, extractor fan, pedestrian door to the side aspect.

### **Study**

7'9" x 7'6"

Light and airy office space, telephone point.

### **Bedroom 3**

13'0" x 13'0"

Doors to:-

### **Downstairs Shower Room**

8'4" x 7'9"

Fitted with a modern three piece suite comprising large walk in shower with mains 'Waterfall' shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls and flooring, inset spot lights to the ceiling.

### **Shower Room**

8'5" x 7'9"

Fitted with a modern three piece suite comprising large walk in shower with mains 'Waterfall' shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls and flooring, inset spot lights to the ceiling.

### **Landing**

Doors to bedrooms and bathroom.

### **Bedroom 1**

11'8" x 16'3"

Remarkably spacious double bedroom.

### **Bedroom 2**

11'8" x 11'7"

Remarkably spacious double bedroom.

### **Bathroom**

8'2" x 5'6"

Fitted with a modern three piece suite comprising panelled bath with mixer tap and mains shower attachment over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled splash backs, Velux window.

## **Driveway**

Gravelled driveway providing off road parking for several vehicles including a caravan/motorhome.

## **Garage**

19'1" x 19'3"

Double garage with electric roller door, power and lighting, pedestrian door to the side aspect.

## **Garden**

The property sits proudly upon a beautiful and well tended plot. To the rear of the property you will find a spacious and neatly laid to lawn garden with timber fencing to the boundaries. The garden is ideal for hosting and entertaining or simply relaxing and soaking up the sunshine. Featured steps leads up to the kitchen and reception room. A paved footpath surrounds the property.

## **Additional Notes**

The property further benefits from a full alarm system and CCTV system.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

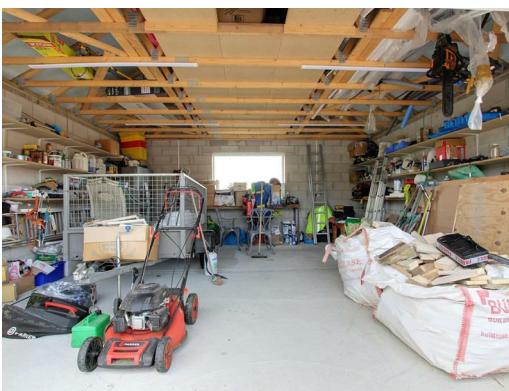
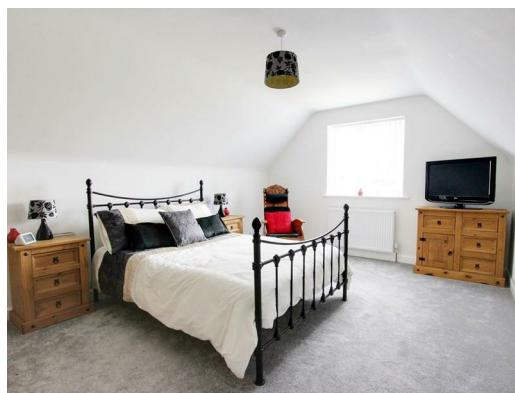
## **Opening hours**

Monday - Friday: 9:00am - 5:00pm

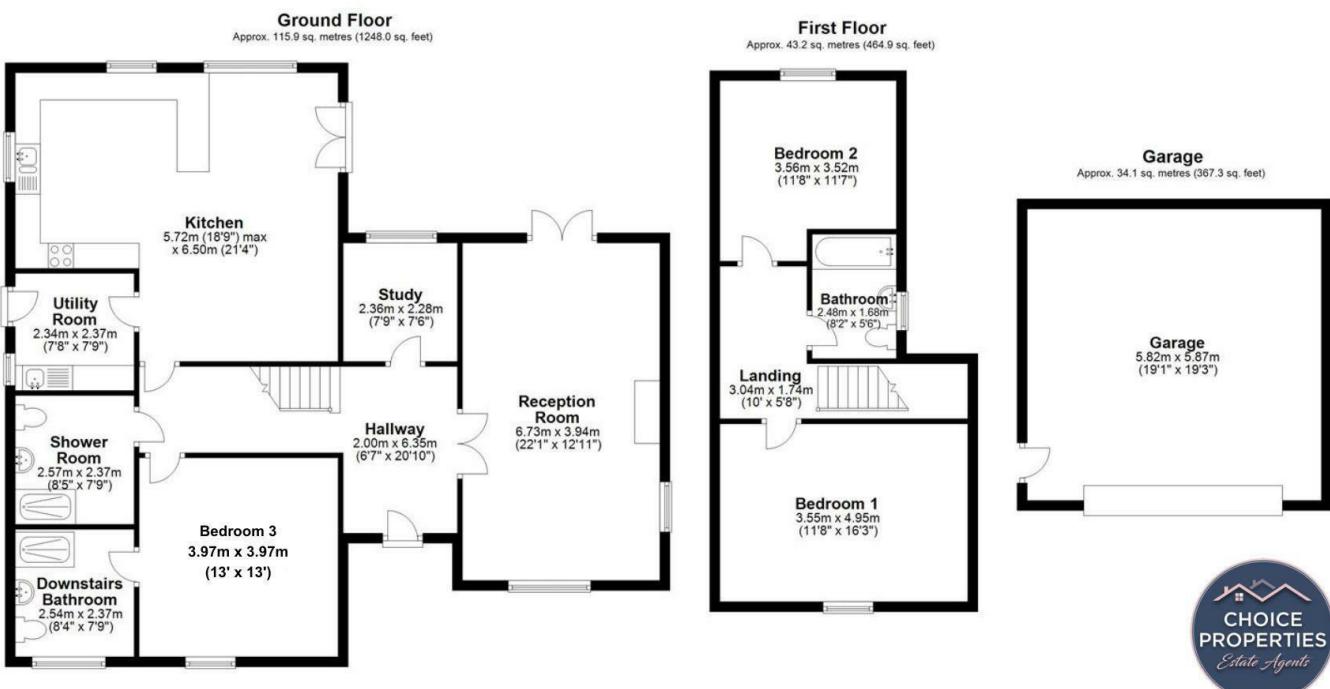
Saturday: 9.00am - 3.00pm

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# Directions

From our office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left again onto Marine Avenue. Take your first right onto South Road and the property can be found roughly half way down on your left hand side.

