



CHOICE PROPERTIES

Estate Agents

Greenacres, 32 Alford Road,
Sutton-On-Sea, LN12 2HH

Price £475,000



Choice Properties are pleased to present this impressive 3 double bedroom (1 en-suite) detached family home set in a large plot close to the High Street, local amenities and award-winning beaches of Sutton on Sea. The property boasts a large farmhouse style kitchen, utility, 2 large reception rooms, double garage and large private garden.

The property is offered with no upward chain and early viewing is strongly advised.

Sutton on Sea, historically a hidden gem on the Lincolnshire Coast, has been growing in popularity since being highly-ranked in several recent 'Best places to live' articles as well as benefitting from a number of new enhancements, such as the multi-million pound re-development of the beach-front colonnade and creation of the National Trust nature reserve at nearby Sandilands. Additional information about the town and surrounding area can be provided on request.

The property, aptly named "Greenacres", is set well back from the road, the gated private drive opens onto a large forecourt area providing ample parking and access to the double garage/workshop. A covered porch at the front of the house provides a handy storage for logs. Inside, the property boasts a fabulous farmhouse kitchen, a well-appointed utility room and downstairs WC/Shower room. The spacious yet cosy lounge features a log burner and dual aspect windows while the separate sun room is spectacular with its newly-installed, high quality bi-fold doors leading onto a large patio and the even larger enclosed, private rear garden - ideal for pets, playtime and al fresco entertaining.

Upstairs are three generously sized bedrooms, with the large master bedroom featuring a stylish en-suite bathroom and tree-lined views to the front and rear. The second and third bedrooms are also a good size, with the second bedroom offering views over the rear garden. The main family bathroom features a walk-in shower.

Hallway

17'7" x 6'7"

The main entrance from the covered porch features a composite security door, modern tiled flooring, an under-stairs storage area, power sockets and telephone/broadband socket. The hallway leads onto the Kitchen, Sun Room, lounge and stairs to the first floor.

Kitchen/Diner

22'6" x 14'9"

Fitted with a modern range of attractive wall and base units with under cupboard LED lighting, highlighting the solid wood block worksurfaces which run fully along two sides of the kitchen and match the double width central island. Additionally, the kitchen features a stainless steel cooker hood over a Rangemaster double oven cooker with gas hob, griddle and hotplate, built-in dishwasher and under-counter fridge, built-in wine racks, a large ceramic Belfast sink and tiled splashbacks in a homely chequered motif to complete the farmhouse look and feel. Large windows to the front provide plenty of light, as does the window to the rear which creates a visual connection through the sun room out to the rear gardens.

Utility room

15'6" x 9'9"

A useful and flexible space comprising fitted base units with recessed spaces and plumbing for washing machine and American style fridge/freezer. The worktop surfaces provide a breakfast bar and/or home-working area. The side entrance door and tiled flooring also make this room ideal as the casual entrance to the property, handy for brushing off sandy feet (and paws). The Utility room also houses the wall-mounted Worcester combination boiler.

Ground floor Shower room

5'9" x 9'9"

Fitted with a white three piece suite comprising shower cubicle with electric shower over, wash hand basin with single taps, w.c., tiled splash backs, tiled flooring and additional cloakroom storage.

Reception room

17'6" x 13'6"

A good sized family room with dual aspect windows, wood burner set into a tiled surround and hearth with wooden mantle, TV Aerial point and satellite cabling.

Sun Room

12'5" x 23'4"

An impressive additional room, providing ample space and abundant light, bringing the outdoors inside through the modern, high quality bi-fold doors. Used by the current owner as a games room, this space can be put to any use but combined with the large patio area, this room makes a fabulous entertaining space in the warmer months and makes the most of garden views all year round.

Landing

2'11" x 6'7"

With loft access and integrated ladder. The loft is part boarded and has electric sockets and lighting.

Bedroom 1

17'4" x 13'10"

Remarkably spacious main bedroom with dual aspect windows overlooking the front and rear garden areas and includes a switch for the garden floodlights, door to:

En-suite Bathroom

6'11" x 6'7"

Fitted with a modern three piece suite comprising a stylish claw-foot bath with central mixer tap and shower. Pedestal hand wash basin with mixer taps, w.c., chrome heated towel rail, tiled splashback and slate style tiled floor.

Bedroom 2

9'7" x 14'7"

Spacious double bedroom with 1 large window offering a great view overlooking the rear garden.

Bedroom 3

12'7" x 8'7"

Spacious double bedroom with 1 large window looking out to the trees in the front garden.

Shower room

9'2" x 5'7"

Fitted with a modern three piece suite comprising pedestal hand wash basin with large mirror over, w.c. and large walk-in shower with sliding door and thermostatically controlled mains fed shower mixer.

Driveway

Extensive driveway setting the property back from the road and providing off road parking for multiple vehicles including ample space for motorhome/caravan if required.

Detached double garage

With two double opening timber doors to the front aspect, power, lighting and PIR alarm sensor.

Garden

A key feature of this property is the large enclosed garden with ample space to play and entertain and still have room for the green-fingered to grow plants and vegetables. There are paths around the perimeter and a variety of established plants and shrubs throughout. The timber fences around the boundaries are in good order. The large deck to the side of the property is a great social space providing shade on hot days and currently features a hot tub. Serious sun worshippers however will prefer the main patio in front of the sun room. A concrete base for a greenhouse/shed is set on the far side of the house.

Additional Features

- * 8 camera app-enabled HD CCTV security system which can be expanded if required
- * App enabled alarm system covering all entry points including the garage
- * Dual floodlights to the rear, mounted in the eaves to illuminate the garden

Please Note

The reduced headroom on the floorplan refers to the area under the staircase in the hallway.

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

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

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

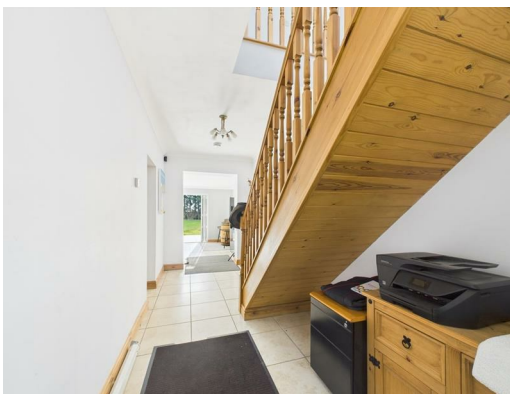
Viewing by appointment through Choice Properties on 01507 443777.

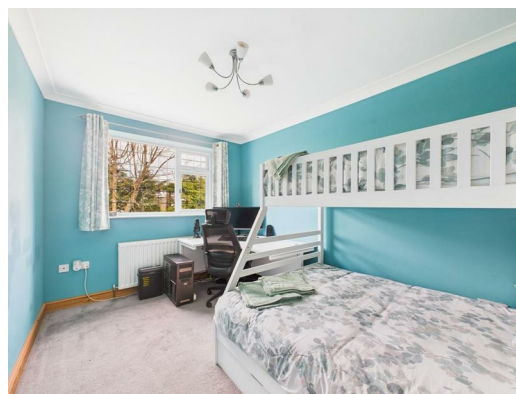
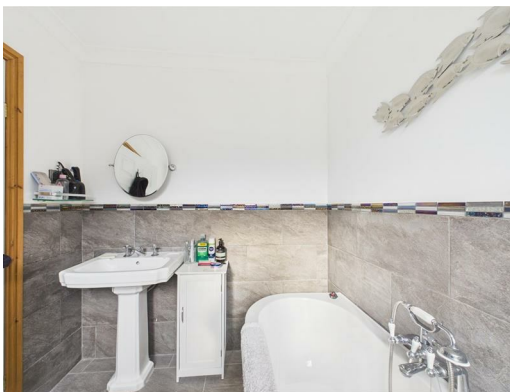
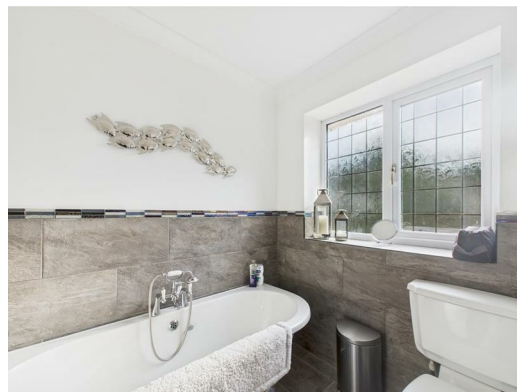
Opening hours

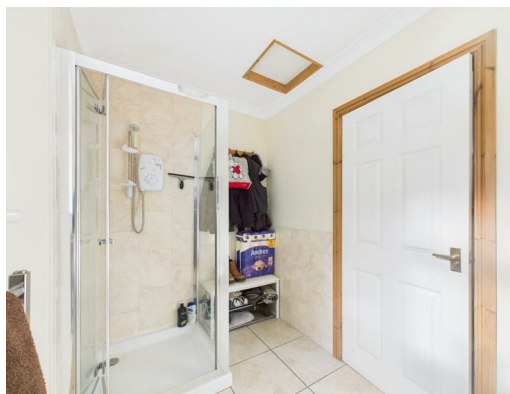
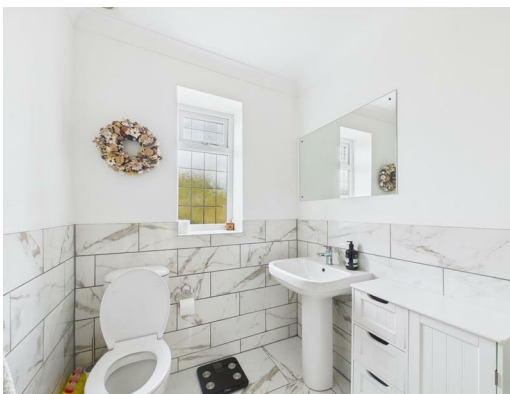
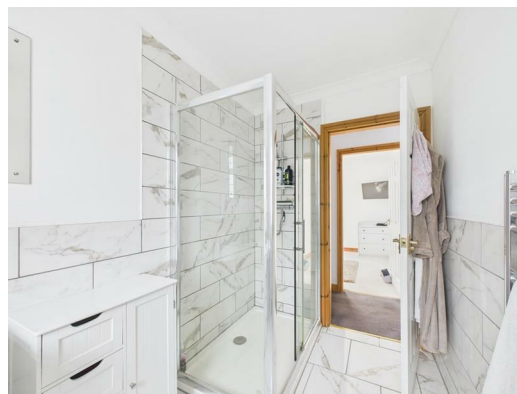
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



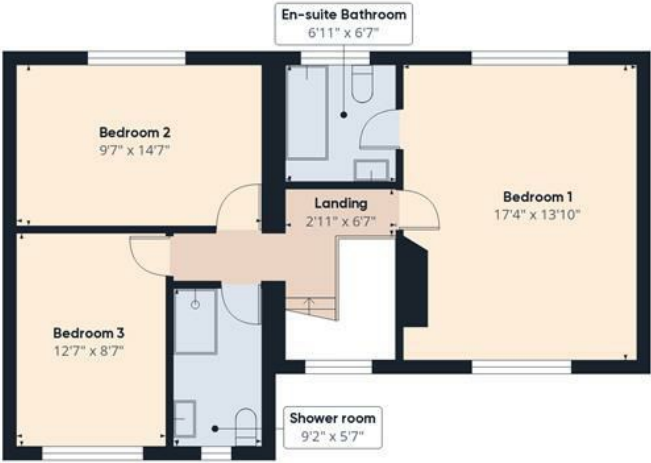








Floor 0



Floor 1

Approximate total area⁽¹⁾

1855.06 ft²

Reduced headroom

14.88 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.

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Directions

From our Sutton-On-Sea office turn right and continue along the High Street. At the mini-roundabout continue straight onto Alford Road. The property can be found on your right hand side a short way up.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

