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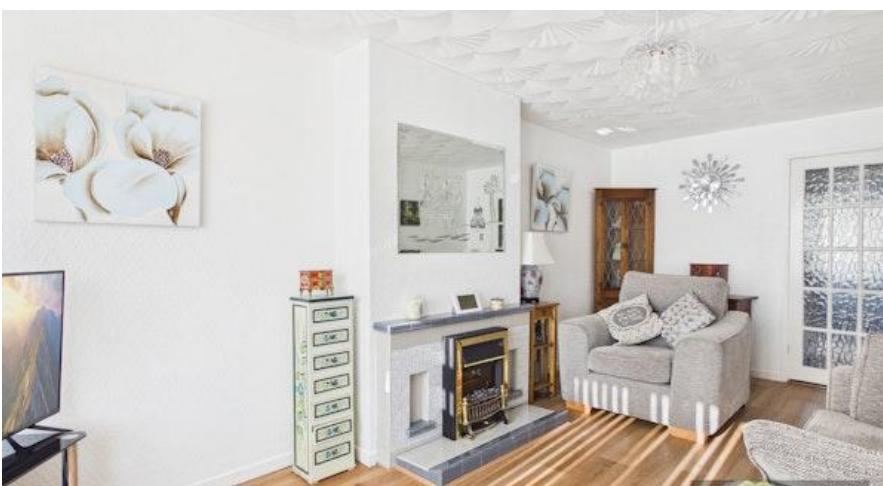


Camelot Gardens, Sutton on Sea



When it comes to
property it must be


lovelle



OIRO £205,000



Lovelle are pleased to offer for sale a Detached Bungalow in a sought after location of Sutton on Sea. Being located within walking distance of the town centre and a little further takes you to the beach.

Key Features

- Sought After Location
- Detached Bungalow
- Two Bedrooms
- Lounge/Dining Room
- Shower Room
- Kitchen
- EPC rating E
- Tenure: Freehold



Lovelle are pleased to offer for sale a Detached Bungalow in a sought after location of Sutton on Sea. Being located within walking distance of the town centre and a little further takes you to the beach. The property offer driveway parking and an attached garage, lounge/dining room, kitchen, shower room, two bedrooms, sun room, enclosed rear garden with patio area and lawn. This property must be viewed to appreciate the size.

Entrance Hall

Entry is via a Upvc door in. Glazed door into lounge.

Lounge / Dining Room

Dual aspect windows to front elevation, electric fire set in feature surround , tv point, power points, radiator, electric heater and telephone point. Door into;

Kitchen

Window to side elevation, fitted kitchen with a range of base and wall units with worktop over, tiled splashbacks, one and half bowl stainless steel sink with drainer, space for fridge freezer, plumbing and space for washing machine, space for cooker with extractor hood over and power points. Doors into Sun room and Inner hall.

Sun Room

Dual aspect windows to side elevation, double opening patio doors leading out to the rear garden, spot lights and power points.

Inner Hall

Doors to all rooms, Loft access and Airing cupboard housing the hot water cylinder.

Bedroom One

Window to rear elevation, double bedroom, built in wardrobes, electric heater and power points.

Bedroom Two

Window to rear elevation, double bedroom, built in wardrobe, electric heater and power points.

Bathroom

Obscure window to side elevation, a three piece suite comprising of WC, pedestal wash hand basin, shower cubicle, part tiled walls and electric heater.

Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is laid to lawn with mature trees and shrubs with a paved patio area.

Garage

With up and over door and side door.

Front

The front of the property is laid to lawn with a driveway to the side providing off street parking.

Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities

including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 for 2.5 miles, At the roundabout, take the 1st exit onto Station Road/A52, Turn right onto Camelot Gardens, Turn right to stay on Camelot Gardens, Turn right to stay on Camelot Gardens. The property can be found on the left hand side identified by our for sale board.

Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The Property Is Placed In Tax Band B. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

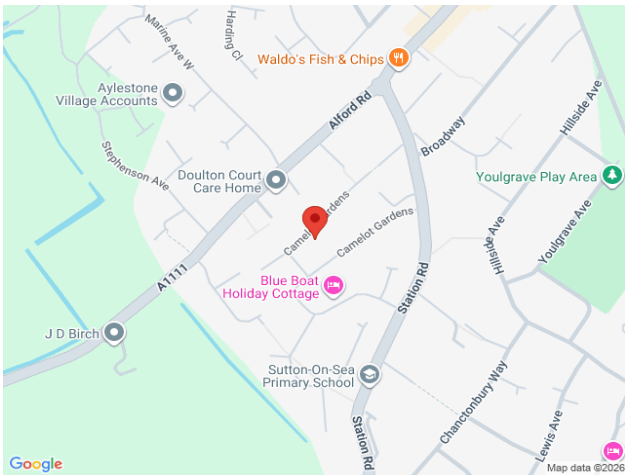
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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