



Sutton Road, Huttoft



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OIRO £360,000

- Detached House
- Open Plan Dining Kitchen
- Three/Four Bedrooms
- Open Field Views
- Separate Utility Room
- Multiple Outbuildings and Summer House
- Freehold
- EPC rating F



Northwood present this beautiful spacious FOUR BED detached house, offering a very generous well maintained fully enclosed rear garden with spectacular open field views. and nbsp; Internally offering FOUR bedrooms, a good size kitchen/diner, spacious lounge with a unique brick feature fireplace. This property offers a detached double garage, utility room, external WC, a impressive rear garden with open field views.

Entrance Hall

Entering via the side elevation of the property down the extensive driveway, entering into a good size hallway with under stairs storage cupboard, ceiling light, electric sockets and door leading into the kitchen/diner.

Dining Kitchen 3.65m x 5.64m (12'0" x 18'6")

Having dual aspect windows to the side and rear elevations, double opening "French" doors to the rear elevation and a further Upvc door to the rear elevation, there are a range of electric sockets, two ceiling lights being a rear space for seating or a large dining table and being open into the Modern newly fitted kitchen offering built in fridge freezer, dishwasher, electric hob and oven, one and half bowl sink with mixer tap over, tiled splash back and decreteive cooker splash back, ceiling spot lighting and open pass through to the dining room.



Lounge 5.54m x 4.27m (18'2" x 14'0")

Entering via a door from the dining kitchen entering into a lovely size lounge with feature fire with decorative brick surround, bay window to the front elevation, and further window to the side elevation, ceiling beam, ceiling lights along with wall lighting, door leading to the small inner hall.

Reception Room/Fourth Bedroom 3.79m x 2.65m (12'5" x 8'8")

With Upvc window to the front elevation, this room would make an ideal guest bedroom or forth bedroom to the property, with ceiling light and power points.

Stairs to First Floor and Landing 0.8m x 2.86m (2'7" x 9'5")

Nestled inbetween the lounge and reception room with Upvc window to the front elevation giving access to the stairs that lead to the First floor. The Landing offers access to all rooms.

Bedroom One 3.79m x 2.73m (12'5" x 9'0")

Being located to the front of the property with Upvc window offering open field views, being the larger of the bedrooms, ceiling light and central heating radiator.

Bedroom Two 3.65m x 4.21m (12'0" x 13'10")

Located to the front of the property, being a good size double bedroom, with fitted corner wardrobe, ceiling light, power points and TV aerial point, window to front elevation with open field views.

Bedroom Three 1.86m x 3.37m (6'1" x 11'1")

The smallest of the Three bedrooms making in ideal home office, nursery room, or single third bedroom, with Upvc window to the rear elevation giving garden views and open field views, ceiling light, radiator and power points.

Shower Room 1.67m x 1.83m (5'6" x 6'0")

Being fully clad with mermaid boarding, having a double walking shower cubical with glazed shower screen, mains fed digital electric shower, vanity set wash hand basin, window to the rear elevation, ceiling light.



Separate WC 0.8m x 1.77m (2'7" x 5'10")

Compring of WC, window to the rear elevation, ceiling light and being made separate from the shower room.

Double Detached Garage 6.98m x 5.62m (22'11" x 18'5")

Being located to the rear of the property itself through double opening gates on the driveway, giving access to a multiple car garage, with power and lighting and also having the properties sectioned off utility room to one side, personal door leading to the external access to the main property.

Outside WC

being located between the garage and the main house in a separate room all to itself houses the outside WC and wash hand basin, ceiling light and door leading to the access passage.

Rear Garden and Out Buildings

WOW!!! you could have your very own football pitch here. being a long rear garden mainly laid to lawn with mature planted trees and hedging, offer rear open field views and the current owners have built a look out cabin to the end of the garden with raised seating area to savour those long summer night views over the fields. The garden offers further storage building also to include a detached summer house with power connected, raised beds for planting vegetables, summer fruits etc, the garden also leads to a gravelled seating area and leads to the double garage and concrete driveway, there is enough room here to turn cars around and face the double gates to continue up the driveway to the front of the property.

Location

Huttoft is a village in the East Lindsey district of Lincolnshire, England, about 4 miles east of the market town of Alford. The Village has a shop and service station. The area includes Huttoft Bank Pit, a nature reserve managed by the Lincolnshire Wildlife Trust, and Huttoft Beach, also known as Moggs Eye Beach. Short distance from the seaside town of Mablethorpe.

Directions





From the office on Victoria Road Head north on Mumby Rd/A52 towards Church Lane, At the roundabout, take the 2nd exit onto High St/A52,

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The property is placed in Tax band

EPC RATING TBC

Northwood 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.

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Viewings

By appointment with the Sole Agent Northwood 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.

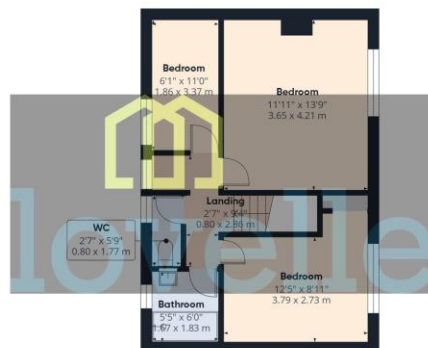
Mortgage Advice

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.





Floor 0



Floor 1

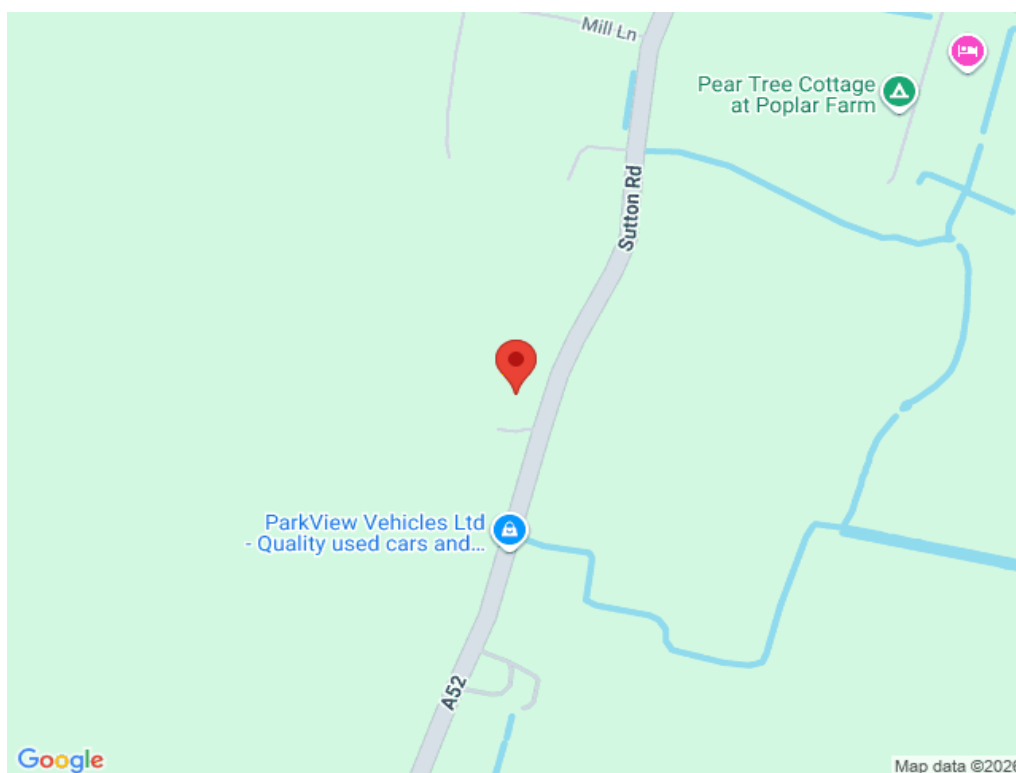
Approximate total area⁽¹⁾
 1709 ft²
 158.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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