

Buy. Sell. Rent. Let.



Huttoft Road, Sutton on Sea



When it comes to
property it must be


lovelle



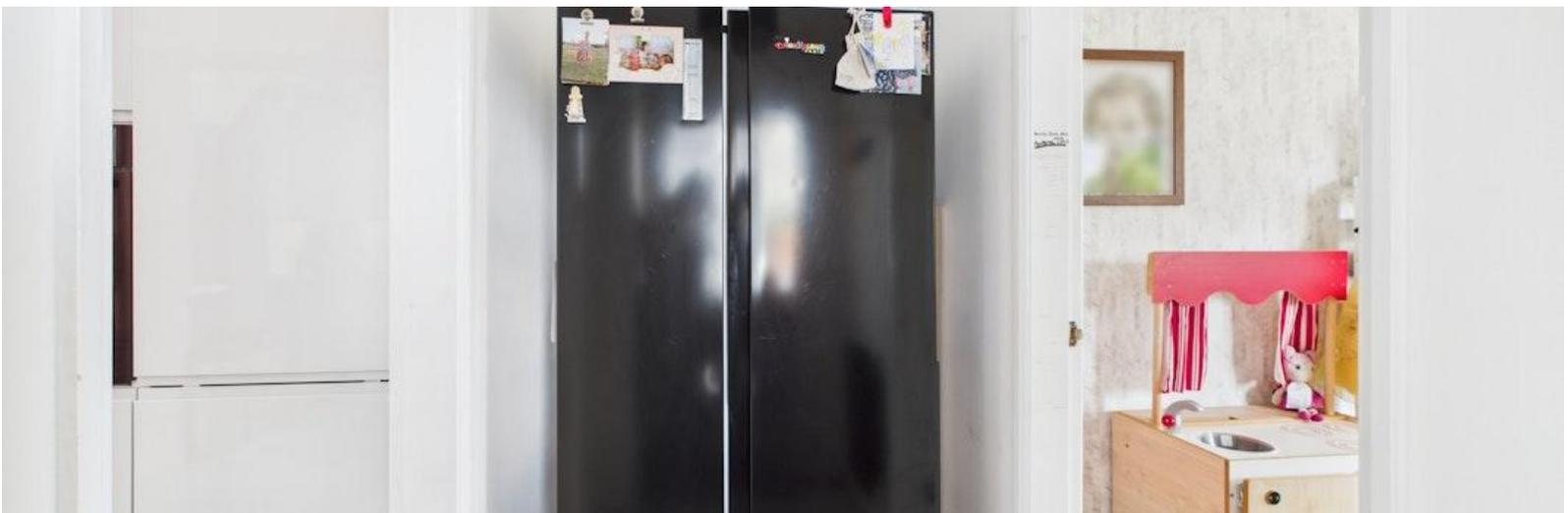
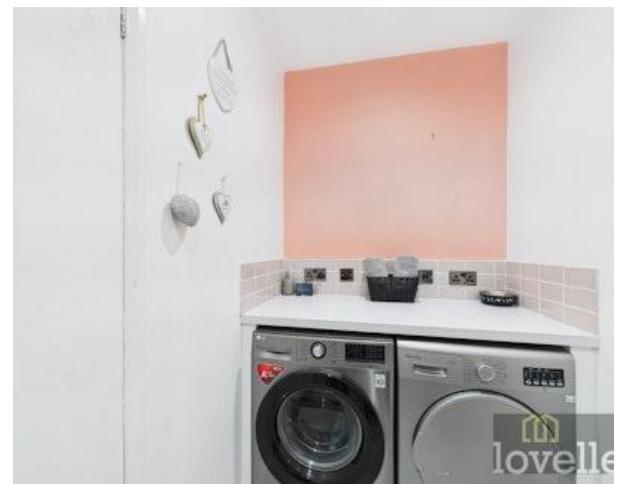
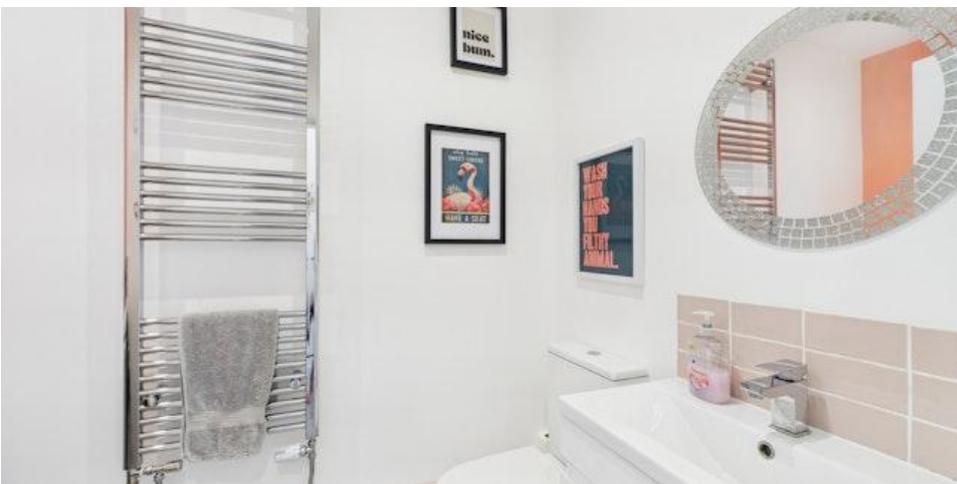
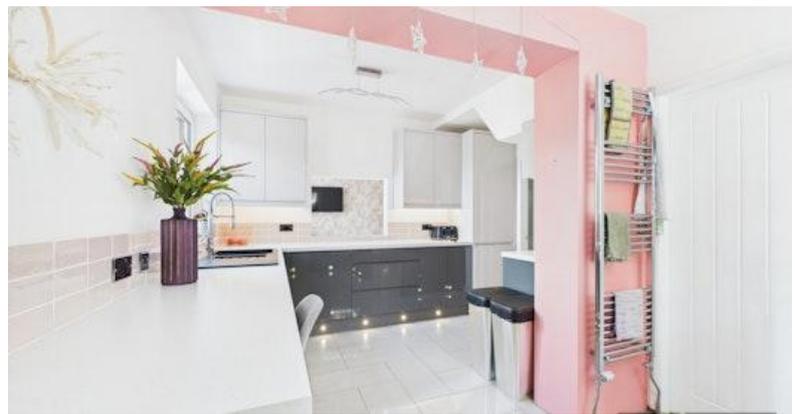
£285,000



Lovelle presents this Modern , spacious and deceptive three/ four bed semi detached House situated within walking distance to the towns amenities in Sutton On Sea . The property has been extended to the rear and side creating a versatile living accommodation for all the family. With open countryside views to the rear. Viewing is essential to see what this property has to offer!!

Key Features

- Location
- Turn Key Ready
- Three-Four Bedrooms
- Ample Off Road Parking
- Spacious
- Open Views To The Rear
- EPC rating D
- Tenure: Freehold





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Entrance

6.62m x 1.82m (21'8" x 6'0")

Entering Via a Upvc door leading into a spacious hallway giving access to lower level rooms.

Dining Room

3.64m x 3.64m (11'11" x 11'11")

Upvc to the front of the property, laid to carpet, room for a 6-8 seater dining table, along with units, power points, radiator.

Lounge

4.38m x 3.19m (14'5" x 10'6")

Upvc window to the rear of the property, beautiful laminate flooring with an oil finish, electric fire and surround, power points, tv and aerial points

Kitchen

2.7m x 5.01m (8'11" x 16'5")

Modern wall and base units will spot lights to the top and bottom, Sink with drainer and mixer taps, doors leading to the garage and:

Utility Room/Wc

2.5m x 1.34m (8'2" x 4'5")

Toilet with wash basin ,washing machine and tumble dryer.

Second Lounge/Bedroom?

5.93m x 3.04m (19'6" x 10'0")

Currently being used as a child play room, with upvc windows, power points, radiator, hallway with an American style fridge freezer and a upvc door leading to the rear garden.

Landing

2.18m x 1.02m (7'2" x 3'4")

Spacious giving access to all upper level rooms.

Bedroom One

4.46m x 3.01m (14'7" x 9'11")

Master good Double sized room, Upvc window to the front, Radiator, power points.

Bedroom Two

3.6m x 3.18m (11'10" x 10'5")

Double size room, with Upvc window to the rear, Radiator, power points.

Bedroom Three

2.39m x 2.11m (7'10" x 6'11")

Smallest of the Three, room for single bed or bunk beds with storage units, or a nursery. Upvc window to the front, radiator and power points.

Family Bathroom

2.56m x 2.26m (8'5" x 7'5")

Modern with a unique bath tub, Wc, wash basin and walk-in shower. tiled walls and floor, radiator and lighting.

Front Garden

Large off road parking area, room for multiple vehicle's or motor home, decorative shrubs and plants to the boarder, with an up and over garage.

Rear Garden

Patio area laid to slabs, grass area over looking the horses fields, apple tree, along with other plants and shrubs.

Garage

Integral garage with power and lighting.

Location

Sutton on Sea with its sandy beaches is situated on the east Lincolnshire Coast, with its range of facilities including primary school, doctors surgery, range of shops 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 continue along Victoria Road towards Sutton on Sea, following the road onto Sutton High Street then left at the roundabout on to Station Road (A.52) and proceed along to huttoft road and the House is on the right, opposite the leaning church.

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 E.

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.

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.

Making 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



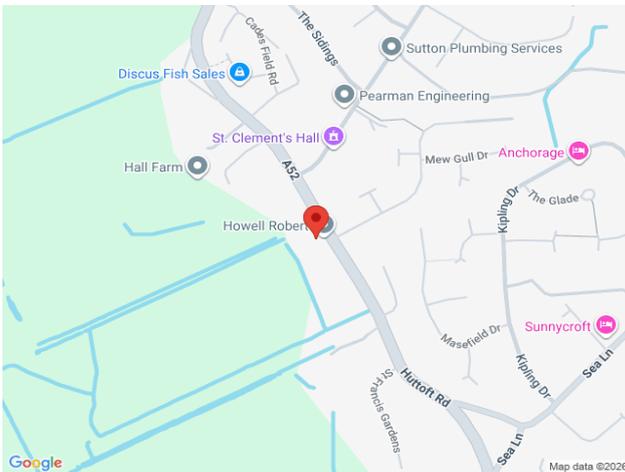
Floor 1

Approximate total area^m
 1286 ft²
 119.4 m²

(1) Excluding balconies and terraces

Calculations reference the BICs IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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