

Mill Lodge, Sutton Road, Huttoft

£209,995

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Willsons
SINCE 1842

Mill Lodge, Sutton Road, Huttoft, Alford, Lincolnshire, LN13 9RG

"AGENT'S COMMENTS"

A turn-key ready property, less than 3 miles to the beautiful beaches of Huttoft and Anderby Creek! Having been freshly renovated and undergone a full scheme of works to include newly fitted kitchen with integrated appliances, shower suite and flooring throughout, the property offers two bedroom, gardens to the front and rear and benefits from new electric boiler and heating system, Located in the coastal village of Huttoft, adjacent to several Lincolnshire Wildlife Trust nature reserves, Lincolnshire Coastal Country Park and close to the Blue Flag awarded beaches of Sutton-On-Sea, the property is within walking distance of a local garage and shop, on good transport routes to Mablethorpe and Skegness and offers the community feel of a village location.

LOCATION

Huttoft is a village with a public house, petrol station with convenience store, primary school and village hall situated approx 3 miles west of the east coast's sandy beaches, adjacent to several Lincolnshire Wildlife Trust nature reserves and close to the Blue Flag awarded beaches of Sutton-On-Sea. The market town of Alford approx. 5 miles to the west has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a bus route to Sutton on Sea & Mablethorpe circa 4 & 6 miles respectively. All have a variety of shops & eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a traditional street market with market days being on a Tuesday & Friday as well as periodic Craft Markets.

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Front of Property
With wrought iron gates to gravel driveway offer parking for several vehicles, front garden set to lawn, concrete pathway leading to the front door, and property boundaries of fencing.

Entrance Hallway
14'5" x 3'7" (4.4m x 1.1m)
With composite front door, loft access and laminated flooring.

Living Room
15'8" x 11'5" (4.8m x 3.5m)
With feature chimney breast wall, electric fire, radiator, window to the front of the property and carpeted flooring.

Kitchen
10'2" x 14'0" (3.10m x 4.29m)
With wall and base units, sink with 1.5 bowl, drainer and mixer tap, integrated fridge freezer, grill, oven, microwave and dishwasher, ceramic hob with extractor fan over, glass splash back, window to rear of the property, door leading to the rear garden and laminated flooring.

Bedroom One
10'9" x 9'10" (3.3m x 3.0m)
With radiator, window to the front of the property and carpeted flooring.

Bedroom Two
11'5" x 8'10" (3.5m x 2.7m)
With radiator, window to the rear of the property and carpeted flooring.

Shower Room
6'10" x 7'2" (2.1m x 2.2m)
With WC, hand basin vanity unit with mixer tap, walk-in shower enclosure with Triton EnRich electric shower and wall boarding, radiator, extractor fan, window to the rear of the property and laminated flooring.

Rear Garden
Low maintenance private blocked paved garden with synthetic grass, access to the rear of the garage, access to the store and property boundaries of fencing.

Garage
18'9" x 8'3" (5.72m x 2.54m)
With up and over door, power and lighting, wall mounted electric boiler, consumer unit and concrete flooring.

Store / Utility
7'6" x 6'2" (2.3m x 1.9m)
With plumbing for hand basin and the potential for further utility appliances, wooden window to the rear and concrete flooring.

Tenure and Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains electricity, water and drainage are connected to the property.

Local Authority
Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate
The property has an energy rating of 'E' . The full report is available from the agents or by visiting www.epcregister.com Reference Number - 0844-3919-3209-7004-9204

Viewing
Viewing is strictly by appointment with the Alford office at the address shown below.

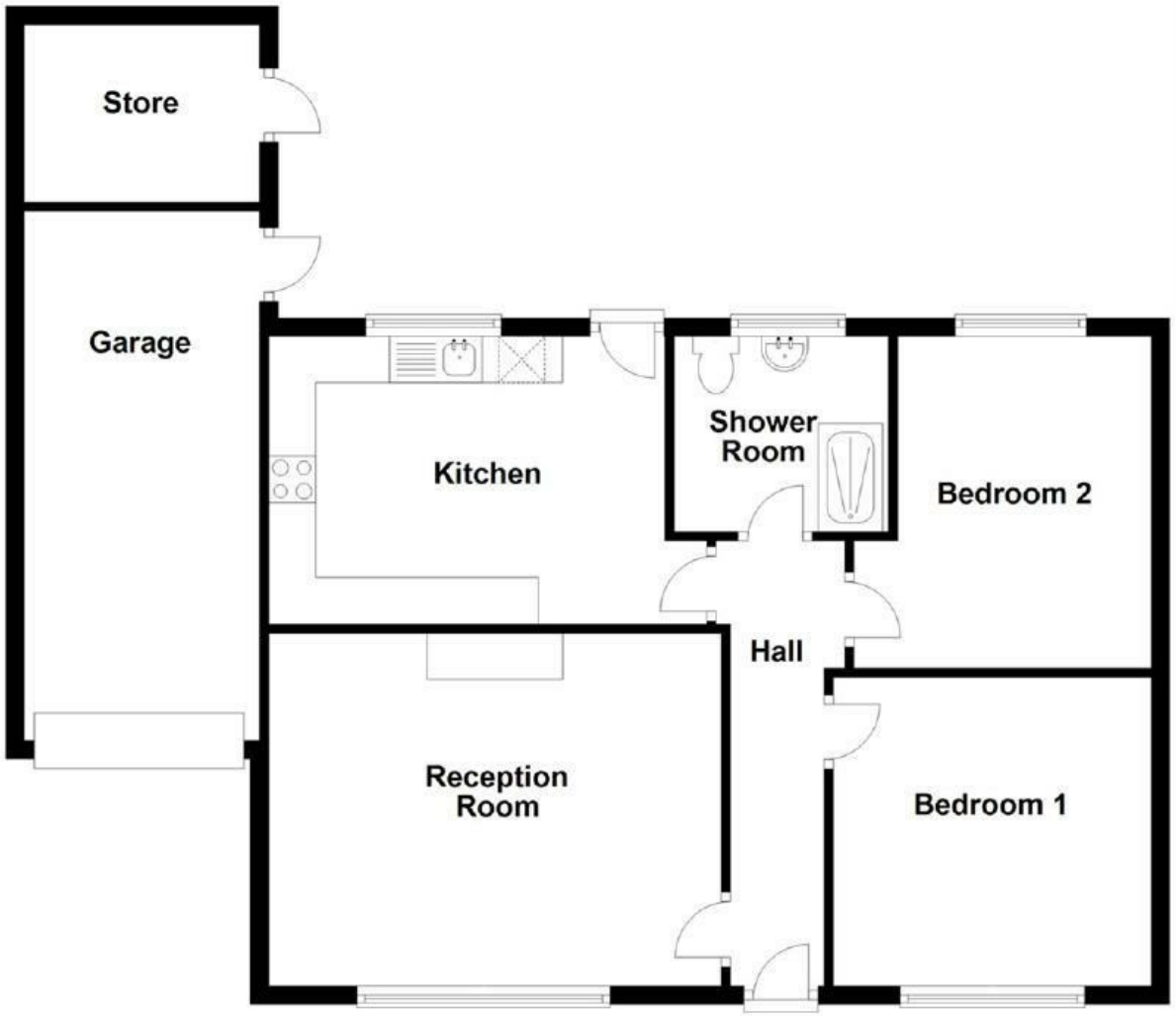
Directions
From the main A52 between Mablethorpe and Skegness, on reaching the village of Huttoft from Mablethorpe, the property can found 300m after The Axe & Clever public house.
What3Words///bigger.songbirds.tester







Ground Floor



FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.