



## Sharmans Close, Sutton on Sea



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### Offers in excess of £399,950

- Detached Bungalow
- NO UPPER CHAIN
- THREE Bedrooms One With En Suite
- Lounge and Conservatory
- Kitchen and Dining Room
- Utility Room
- Freehold
- EPC rating D



Northwood are pleased to bring to market this deceptively spacious corner plot three bed one with En suite detached bungalow. The property is situated in a sought after area in Sutton On Sea close to Sandilands. With private rear garden, driveway and double garage. INTERNAL VIEWING IS A MUST TO SEE WHAT THIS PROPERTY HAS TO OFFER!! and lt;/p and gt; and lt;p and gt;The property comprises of Porch, Hallway, Lounge, Dining Room, Conservatory , Kitchen , Utility Room, Three Bedrooms One With En suite and Shower Room. With Private Rear Garden, Driveway and Double Garage.

**Entrance Porch 2.11m x 1.83m (6'11" x 6'0")**

Entry via obscure Upvc door with obscure windows to either side, radiator and power point. Wooden door into;

**Hallway 4.99m x 3.56m (16'5" x 11'8")**

Spacious hallway giving access to all rooms, window to rear elevation, two radiators exposed brick archway feature, thermostat control for central heating, loft access and power points.





### **Kitchen 3.61m x 5.41m (11'10" x 17'8")**

Window to side elevation, spacious county style kitchen fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, spacious centre island, integrated eye level electric oven / microwave and Hob, with extractor hood over, tiled splashbacks, space for fridge freezer, space for dishwasher, two radiators , power points , space for dining table, double opening doors into dining area and conservatory.

### **Utility Room 2.37m x 2.32m (7'10" x 7'7")**

Window to side elevation, door leading out to side garden, base and wall units with worktop over, one bowl stainless steel sink unit with drainer, two double built in cupboards, space and plumbing for washing machine, space and plumbing for dryer, tiled walls and power points.

### **Lounge 4.25m x 6.02m (13'11" x 19'10")**

Window to side elevation, spacious lounge, feature electric fire , exposed brick fire surround , radiator, tv point and radiator. Archway leading into;

### **Dining Room 5.15m x 3.88m (16'11" x 12'8")**

Dual aspect windows to front and side elevation, radiator, power points, double opening doors into the kitchen and sliding patio door leading into the conservatory.

### **Conservatory 5.5m x 3.94m (18'0" x 12'11")**

Windows to all elevations , sky light, double opening 'French' doors lead out into the garden, power point and radiator.

### **Bedroom One 3.59m x 3.89m (11'10" x 12'10")**

Window to side elevation, double bedroom, two double built in wardrobes, radiator and power point. Door into;

### **En Suite 2.48m x 2.08m (8'1" x 6'10")**

Obscure window to rear elevation, a three piece suite comprising of corner bath with shower over, WC , vanity wash hand basin, fully tiled walls , extractor fan and radiator.





### Bedroom Two 3.6m x 4.2m (11'10" x 13'10")

Window to front elevation, double bedroom, fitted with built in wardrobes , cupboards and dressing table, radiator , power points and tv point.

### Bedroom Three 3.58m x 3.87m (11'8" x 12'8")

Dual aspect windows to front elevation, double bedroom, fitted with built in wardrobes and cupboards, tv point, power point and radiator.

### Shower Room 2.4m x 3.13m (7'11" x 10'4")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, WC, built in hand wash vanity unit with shelving, cupboards and lighting, radiator, extractor fan and fully tiled walls.

### 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 a variety of flower beds, mature trees and shrubs with a patio seating area. There is a timber summer house , greenhouse and shed.

### Double Garage

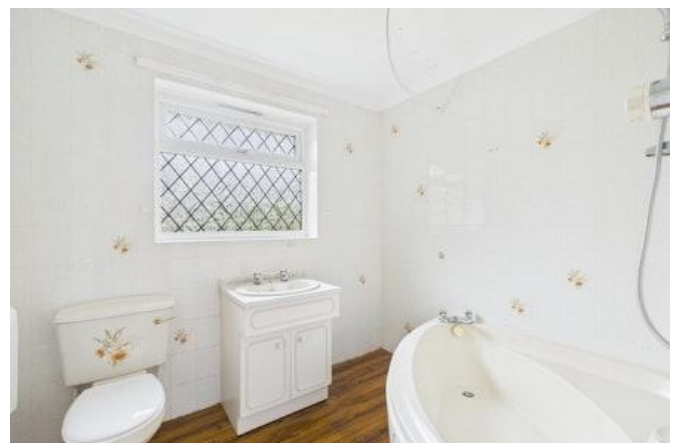
With electric roll up doors , light and power connected, eaves storage and 2 windows to the side elevation.

### Front

With Wraparound garden to the front with lawned areas with shrubs and trees, with gated access to the rear. Driveway

### 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 towards The Boulevard Continue to follow A52 2.5 miles, At the roundabout, take the 1st exit onto Station Road/A52 Continue to follow A52 for 0.8 miles, Turn left onto Sharman's Close and the property is the first one on the right hand side.

## Services

The property has mains 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 .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.

## Agents Notes

These particulars are for guidance only. Northwood 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 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.

## 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.

## 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.

## Mortgages

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.





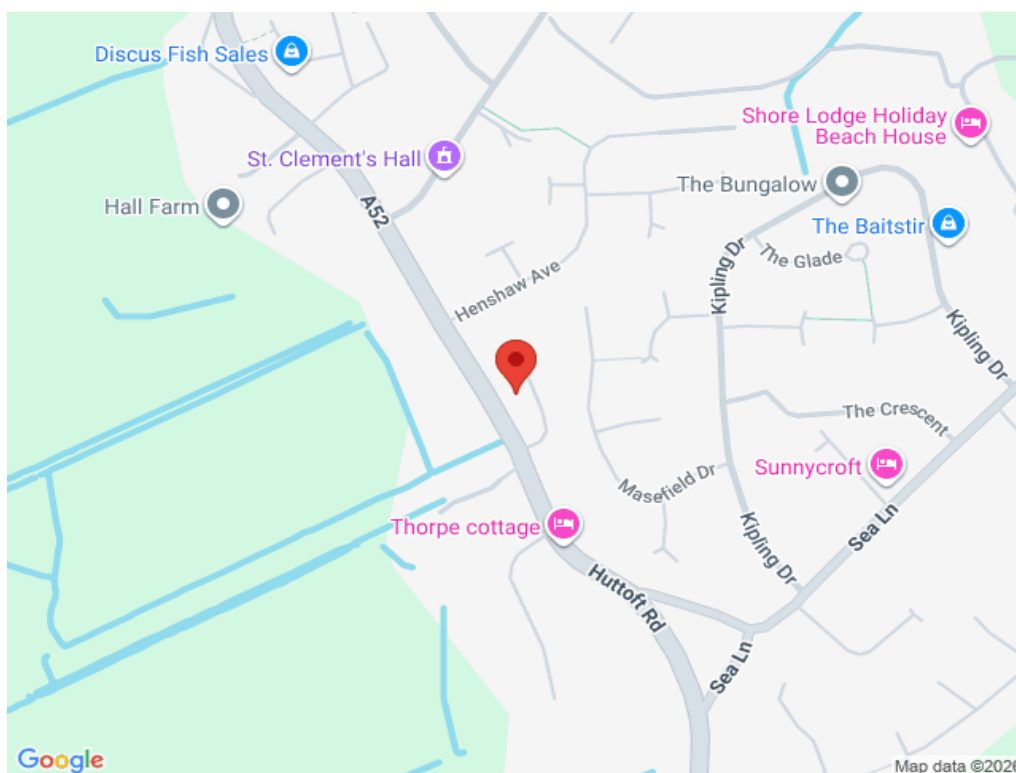
**Approximate total area<sup>(1)</sup>**  
1867 ft<sup>2</sup>  
173.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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