

Buy. Sell. Rent. Let.



Camelot Court, Sutton on Sea



When it comes to
property it must be


lovelle



£160,000



Lovelle are pleased to offer for sale a semi detached bungalow in a private cul-de-sac location, being within walking distance of Sutton on sea's various shops and cafes, a short walk further will take you to the beach and newly built colonnade.

Key Features

- NO UPPER CHAIN
- Semi Detached Bungalow
- Private Garage
- Two Bedrooms
- Lounge
- Kitchen
- EPC rating D
- Tenure: Freehold



Lovelle are pleased to offer for sale a semi detached bungalow in a private cul-de-sac location, being within walking distance of Sutton on sea's various shops and cafes, a short walk further will take you to the beach and newly built colonnade. The property offers entrance porch, inner hall, kitchen, lounge, two bedrooms, rear sunroom, and shower room. also benefitting from gas central heating and has a enclosed rear garden. This property also benefits from a private garage parking.

Entrance Porch

2.95m x 0.84m (9'8" x 2'10")

Double opening Upvc 'French' doors leading in, window to side elevation , radiator, door leading out to rear garden.

Kitchen

2.86m x 2.12m (9'5" x 7'0")

Window to side elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, space for cooker, space and plumbing for washing machine, fully tiled walls, power points and radiator.

Lounge

5m x 3.38m (16'5" x 11'1")

Window to front elevation, feature fireplace with hearth , power points, ceiling light, tv point and radiator.

Inner Hall

0.79m x 0.78m (2'7" x 2'7")

Entry into rooms.

Bedroom One

3.04m x 3.03m (10'0" x 9'11")

Window to rear elevation, power points, tv point and radiator.

Shower Room

2m x 2.11m (6'7" x 6'11")

Obscure window to side elevation, a three piece suite comprising of large shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan , airing cupboard and ceiling light.

Bedroom Two

3.94m x 2.48m (12'11" x 8'1")

Sliding patio door leading into the conservatory, power points, tv point and radiator.

Conservatory

2.88m x 2.7m (9'5" x 8'11")

Windows to all elevation, double opening 'French' doors lead out to the rear garden and poly carbonate roof.

Outside

To the rear of the property is a enclosed garden area which is low maintenance , with timber fencing to all sides, and gated access to the front elevation.

Front

To the front of the property is an open style low maintenance garden.

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, continue straight onto Alford Road/A1111 for 0.2 miles, Turn left onto Camelot Court.

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 A. 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 Note

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.

Viewing

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

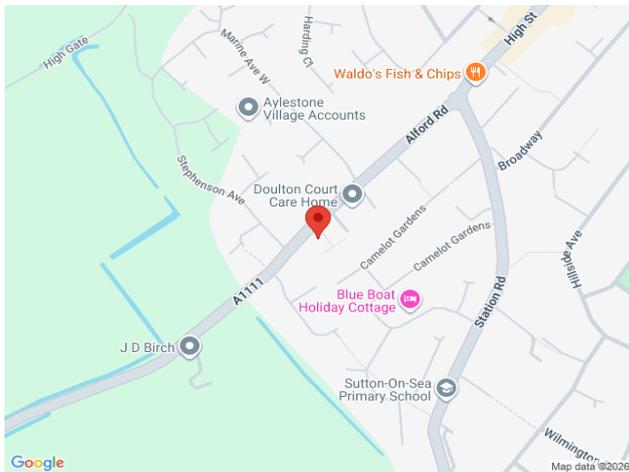
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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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