



Youlgrave Avenue, Sutton-On-Sea Mablethorpe LN12 2JJ

welcome to

Youlgrave Avenue, Sutton-On-Sea Mablethorpe

Located in the popular coastal town of Sutton on sea, this spacious five bedroom detached bungalow offers versatile accommodation including a lounge, kitchen/diner, bathroom and additional shower room. Outside benefits from a generous rear garden, driveway, garage, and front lawned gardens.

Entrance Hall

Welcoming entrance hall providing access to the accommodation.

Lounge

17' 5" x 11' 11" (5.31m x 3.63m)

A bright and spacious reception room with dual aspect windows allowing plenty of natural light, feature fireplace, and radiator.

Kitchen/Diner

17' 4" x 15' (5.28m x 4.57m)

Fitted with a range of wall and base units with work surfaces over incorporating sink unit and integrated oven with hob. Space for appliances and ample room for dining furniture. Windows and door providing access to the rear garden.

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

A generous double bedroom with built-in wardrobe storage, radiator, and large window allowing plenty of natural light.

Bedroom Two

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

A double bedroom with window and radiator.

Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

A further double bedroom with window, radiator, and built-in wardrobe storage.

Bedroom Four

13' 2" x 10' 3" (4.01m x 3.12m)

A versatile bedroom suitable for use as a guest room, office, or hobby room with window and radiator.

Bedroom Five

25' 5" x 13' 1" (7.75m x 3.99m)

An additional well-proportioned bedroom offering flexible accommodation, with fitted wardrobes and en-suite.

Bathroom

Fitted with a panel bath, wash hand basin, WC, heated towel rail/radiator, and obscured window.

Shower Room

Comprising shower enclosure, wash hand basin, and WC.

Front Garden

The property benefits from lawned front gardens alongside a driveway providing off-road parking and access to the garage.

Rear Garden

A generous enclosed rear garden mainly laid to lawn with paved seating areas ideal for relaxing and entertaining outdoors.

Garage

20' 3" x 10' (6.17m x 3.05m)

Single garage providing additional parking or useful storage space.





view this property online williamhbrown.co.uk/Property/SKG110304



welcome to

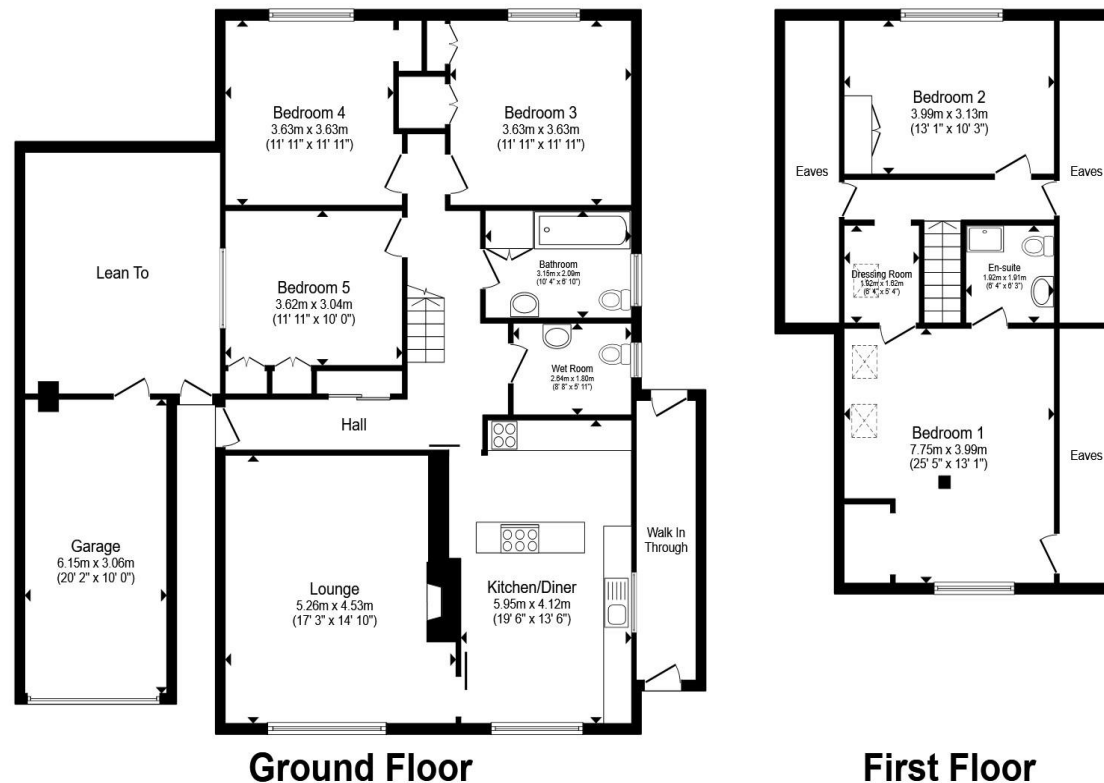
Youlgrave Avenue, Sutton-On-Sea Mablethorpe

- Detached Bungalow
- Five Bedrooms
- Open Plan Kitchen/Diner
- Separate Lounge
- Family Bathroom & Additional Shower Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£275,000



Total floor area 218.4 m² (2,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/SKG110304



Property Ref:
SKG110304 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01754 768311



Skegnass@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk