



## Camelot Court, Sutton on Sea



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**£149,950**

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



Northwood 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.





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