



**The Sidings, Sutton-On-Sea Mablethorpe LN12 2SJ**

**welcome to**

## **The Sidings, Sutton-On-Sea Mablethorpe**

Well presented 2 Bedroom Detached Bungalow offering Driveway, Garage, Garden, Open plan Lounge/ Diner, Sunroom, Kitchen, shower room and additional WC .... only a short distance away from local amenities ... in order to arrange a viewing please contact us on 01754 768311

### **Entrance**

entrance door leads into the hallway which has a radiator, loft hatch access and doors leading into the following rooms:

### **Lounge Area**

13' 6" x 15' 4" ( 4.11m x 4.67m )

Has a window to the front elevation, multi-burner set within a feature surround, radiator and open access into the dining area

### **Dining Area**

12' 8" x 9' 10" ( 3.86m x 3.00m )

Has a radiator, door into kitchen and access into the sun room

### **Sun Room**

8' 9" x 10' 6" ( 2.67m x 3.20m )

Has windows to two elevations, door to the side and sliding door to the rear, radiator and door into:

### **Cloakroom/ Wc**

Has a WC, sink with vanity storage and an opaque window.

### **Kitchen**

12' 5" x 11' 3" ( 3.78m x 3.43m )

Comprising of modern wall, base and drawer units with worktop space over, integrated oven, grill, gas hob with extractor over, sink, space and plumbing for a washing machine and space for fridge freezer, window to the rear and radiator.

### **Bedroom 1**

12' x 11' 5" ( 3.66m x 3.48m )

Has a window and radiator.

### **Bedroom 2**

9' 2" x 11' 2" ( 2.79m x 3.40m )

Has a window and radiator.

### **Shower Room**

Has a walk in shower, sink hand wash basin, WC, radiator, window and cupboard with hot water tank

### **External**

Externally the property benefits from a driveway to the front leading to the garage. The rear offers lawned and patio space as well as a shed/workshop.

### **Garage**

16' 4" x 7' 11" ( 4.98m x 2.41m )

Has an up and over door.





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## The Sidings, Sutton-On-Sea Mablethorpe

- Well presented detached bungalow
- 2 Double Bedrooms
- Open plan lounge/ dining room
- Modern fitted kitchen
- Lovely rear garden with patio area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£250,000**

### directions to this property:

See Multi-map illustration



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.focalagent.com](http://www.focalagent.com)

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