



Poppy Cottage

Sutton-On-Sea

M A S O N S

— SINCE 1850 —



Poppy Cottage

Sutton-On-Sea
LN12 2HT

Fully Refurbished

3 bed and 2 bathrooms

Quiet Central location in a popular coastal town

NO CHAIN

Modern Kitchen and Bathrooms fitted

Smart Sun room to the rear

Private walled rear garden

On street parking available

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01507 350500



Comprehensively renovated by the current vendors to a very high standard is this charming 3 bedroom, 2 bathroom mid-terrace period property located on a quiet no-through road in the centre of the popular seaside town of Sutton-on-Sea. Benefitting from a modern fitted kitchen, ground floor bathroom and first floor shower room, the property has well-proportioned rooms with recently fitted floor coverings and decorations, two large reception rooms and a superb sun room to the rear which opens onto the private walled garden and has uPVC windows and gas central heating. The property is positioned just a short walk to the local amenities and the seafront, providing an excellent opportunity to acquire a smart and spacious turn-key home with parking readily available outside.

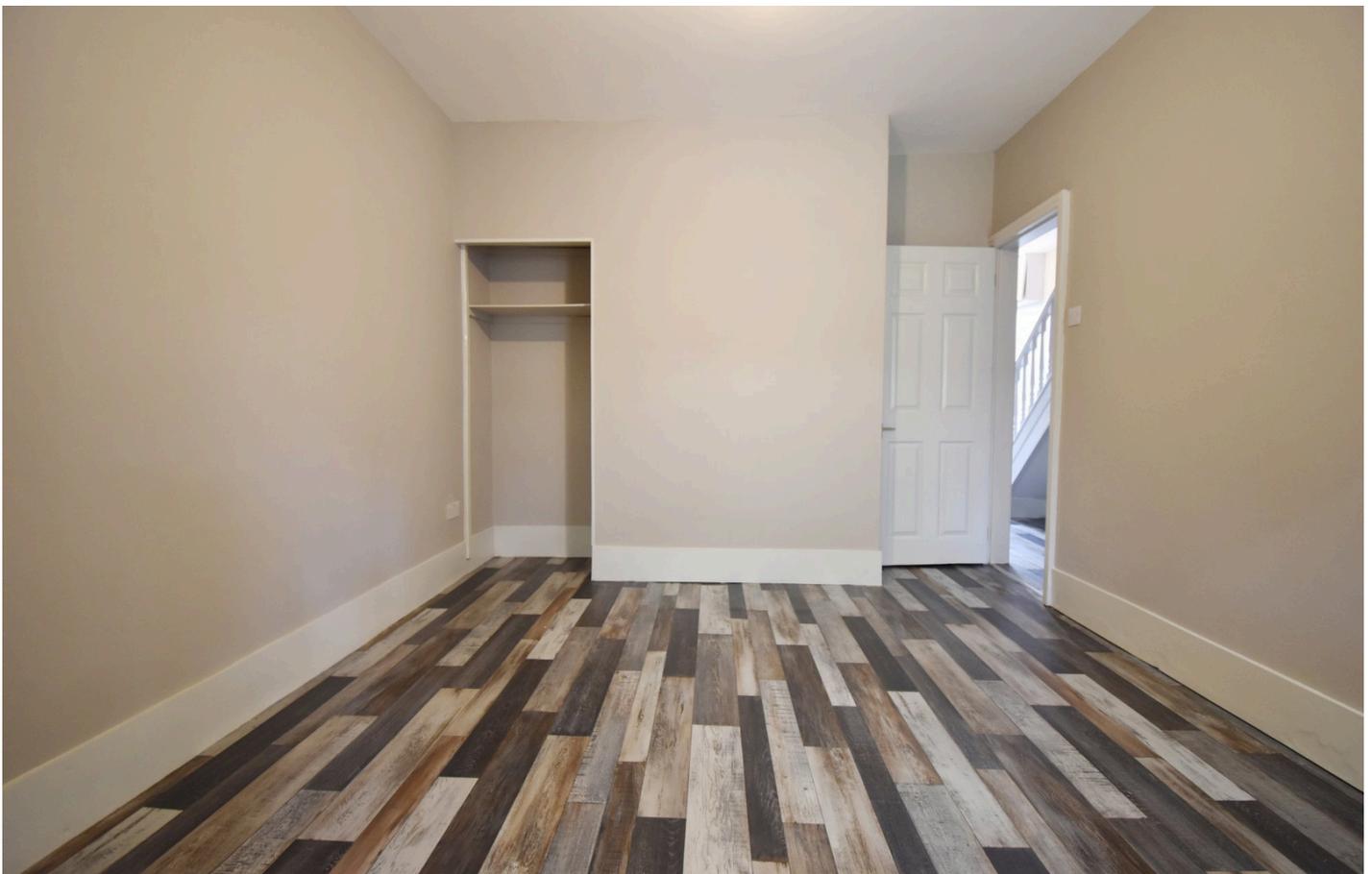


Access is gained via a part-glazed uPVC entrance door, which opens into a welcoming entrance hallway. The space is thoughtfully presented, featuring built-in cupboards above that discreetly house the electricity consumer unit. The hallway is tastefully decorated in a modern style and benefits from durable wood-effect vinyl cushion flooring, combining practicality with aesthetic appeal. A staircase with fitted carpeting rises to the first floor, while a doorway provides access to the principal ground floor accommodation.



The front reception room is bright and generously proportioned, enhanced by a large bay window that allows an abundance of natural light to pour in from its desirable southerly aspect. The room is attractively decorated in contemporary tones and is finished with soft grey carpeting, creating a comfortable yet stylish living environment.

The second reception room is equally spacious and continues the theme of neutral décor, offering a versatile space ideal for both everyday living and entertaining. It features wood-effect vinyl cushion flooring and provides ample room to accommodate a substantial dining table and chairs. An open-plan aspect leads seamlessly through to:



A smart, newly-fitted galley-style kitchen having a range of base and wall units with matt navy finished doors and copper handles. White marble-effect, roll-top laminated worksurfaces with matching upstands, built-in single Lamona electric oven and Lamona gas hob with extractor over. One and a half bowl stainless steel sink with mono mixer tap. To the corner is the Glow Worm gas-fired central heating boiler, wood-effect vinyl cushion flooring and space for washing machine or fridge.





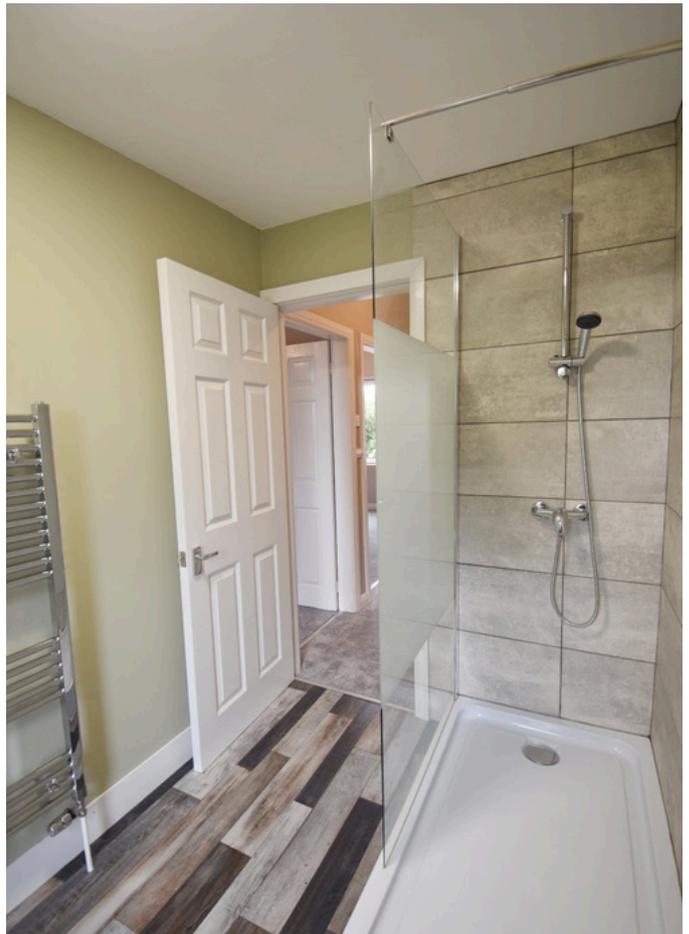
The property benefits from a newly fitted and stylish bathroom suite, thoughtfully designed with both comfort and practicality in mind. It comprises a panelled bath with a thermostatic shower overhead and a contemporary glass shower screen. A low-level WC and a wash hand basin complete the suite, while a frosted glass window to the rear elevation provides natural light alongside privacy. The bath and shower area are enhanced with attractive grey tiling, complemented by a heated chrome towel rail for added convenience. The space is finished with wood-effect vinyl cushion flooring, offering a modern yet low-maintenance solution.





The bedroom accommodation is well-proportioned and tastefully presented throughout. The principal bedroom is a particularly generous double room positioned to the front of the property, featuring fresh decoration, soft grey carpeting, and a characterful chimney breast to one end. A second double bedroom, also of good size, overlooks the rear garden and benefits from newly decorated walls, grey carpeted flooring, and its own chimney breast feature. The third bedroom is a comfortable single room situated at the front, ideal for use as a child's bedroom, home office, or guest space, and is finished with matching grey carpeting.

In addition, the property offers a further well-appointed shower room, comprising a semi walk-in shower enclosure with a glazed screen and a thermostatic shower mixer. The walls are finished with stylish grey tiling, and the suite includes a low-level WC and wash hand basin. A frosted rear window allows for ventilation and natural light, while a chrome heated towel rail and wood-effect vinyl cushion flooring complete this practical and contemporary space.





The property is approached via a neatly arranged front garden, thoughtfully designed for low maintenance and practicality. A paved pathway leads to the entrance, flanked by gravelled sections and an inset planting border that adds a touch of greenery. The space is enclosed by brick-built boundaries with a wrought-iron pedestrian access gate, providing both security and visual appeal, while also accommodating the gas meter. On-street parking is generally readily available directly outside the property, offering convenient access for both residents and visitors.

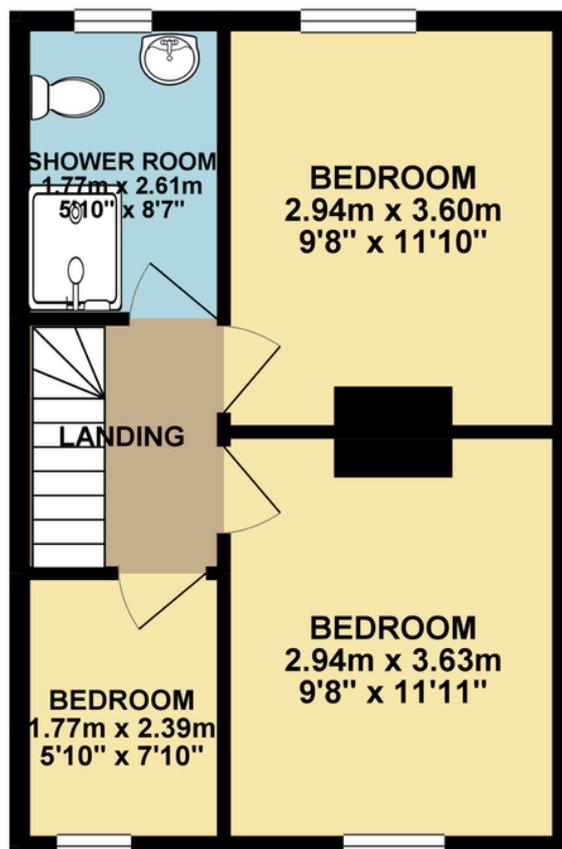
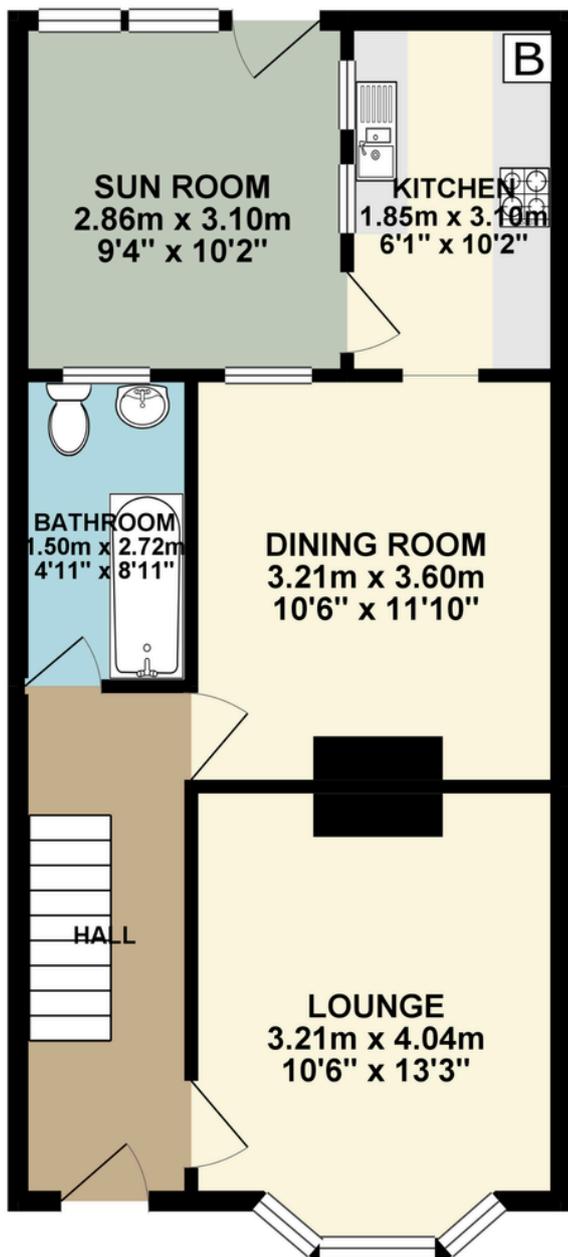


To the rear, the property enjoys a generously sized and private garden, fully enclosed by high-level brick walls with supporting piers, creating a secure and secluded outdoor space. A paved patio area adjoins the property, ideal for outdoor seating and entertaining, with a concrete pathway extending to the rear of the garden. The remainder is predominantly laid to lawn, complemented by a selection of mature bushes that enhance the overall character and provide natural screening. External lighting is also installed, ensuring the garden remains functional and inviting into the evening hours.



GROUND FLOOR 49.31 sq. m.
(530.76 sq. ft.)

1ST FLOOR 34.03 sq. m.
(366.24 sq. ft.)



TOTAL FLOOR AREA : 83.33 sq. m. (897.00 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Sutton-On-Sea

Coastal Living

Situated in the charming coastal village of Sutton-on-Sea, renowned for its unspoilt sandy beaches and traditional seaside character, the property enjoys an enviable position along the sought-after East Lincolnshire coastline. The village offers a welcoming community atmosphere alongside a well-served range of everyday amenities, including a primary school, doctors' surgery, and a variety of independent shops and local businesses. Residents can also enjoy an excellent selection of cafés, eateries, and takeaways, all contributing to the relaxed coastal lifestyle that Sutton-on-Sea is known for. The promenade and beachfront provide numerous opportunities for walking, cycling, and enjoying open sea views, making it an ideal setting for both permanent living and holiday retreats.

For a wider range of facilities, the popular seaside town of Mablethorpe lies approximately three miles to the north, offering additional amenities such as a cinema, sports centre, supermarkets, and family attractions. Educational needs are well catered for, with both grammar and comprehensive secondary schooling available in the historic market town of Alford, approximately six miles to the west, which also hosts a range of shops, traditional inns, and regular markets. The property further benefits from being within the designated accommodation zone as set out by East Lindsey District Council, adding to its appeal for a variety of prospective purchasers. Overall, the location offers an attractive balance of coastal tranquillity, community convenience, and accessibility to surrounding towns.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///embellish.logo.minimums

Directions

From the sea front and positioned on the High Street, travel in land and turn left at the mini roundabout onto Station Road. Travel for around a quarter of a mile and take the left turning onto Queens Road. The property will then be found towards the end of the road on the left hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

SINCE 1850

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01507 350500



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