



Camelot Gardens, Sutton on Sea



£199,950

- Detached Bungalow
- NO CHAIN
- Gardens To Front and Rear
- Close To Town Centre and The Beach
- Driveway and Garage
- Freehold
- EPC rating U



Northwood are pleased to bring to market this immaculate two bed detached bungalow. This superb property is located in a sought after position and early viewing is advised. NO ONWARD CHAIN. The property comprises of Entrance Hall, Lounge/Dining Room, Kitchen, Sun Room, Two Bedrooms and Shower Room. With Gardens to Front and Rear, Garage and Driveway.

Entrance 1.2m x 0.81m (3'11" x 2'8")

Entry via a Upvc door, door into kitchen and lounge.

Kitchen 2.78m x 4.4m (9'1" x 14'5")

Dual aspect windows to front and side elevation, a fitted kitchen fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, built in oven and hob with extractor over, space and plumbing for washing machine, tiled splashbacks, power points, radiator and door leading out to the rear driveway and garden.

Lounge 3.74m x 5.52m (12'4" x 18'1")

Window to front elevation, feature fireplace with electric fire, radiator and power points.



Inner Hall 0.83m x 0.83m (2'8" x 2'8")

Access to all rooms.

Bedroom One 3.73m x 2.9m (12'2" x 9'6")

Window to rear elevation, double bedroom, power points and radiator.

Bedroom Two 2.8m x 3.84m (9'2" x 12'7")

Window to rear elevation , double bedroom, power points and radiator.

Bathroom 2.76m x 1.93m (9'1" x 6'4")

Obscure window to side elevation, a three piece suite comprising of bath, WC, pedestal wash hand basin, fully tiled walls, airing cupboard housing the boiler and access to the loft.

Rear Garden

To the rear is a fully secure and private rear garden. The garden is laid to lawn with a concrete pathway. There is a variety of mature trees, shrubs and a shed.

Garage

With power and lighting.

Front

The front of the property is low maintenance with a variety of shrubs and flower beds. The front is fronted by a brick wall and gates allowing you into the property. There is a spacious driveway to the side allowing several vehicles to park.

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.

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 B. Northwood 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.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard
Continue to follow A52 for 2.5 miles, At the roundabout, take the 1st exit onto Station Road/A52, Turn right onto Camelot Gardens, Turn right to stay on Camelot Gardens, Turn right to stay on Camelot Gardens. The property can be found on the left hand side identified by our for sale board.

Agents Notes

These particulars are for guidance only. Northwood 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.

Viewings



By appointment with the Sole Agent Northwood 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.





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