

Buy. Sell. Rent. Let.



Station Road, Sutton on Sea



2



1



2

When it comes to
property it must be


lovelle



£145,000



We offer for sale a semi-detached two bedroom bungalow with no upper chain being located on a corner plot position with gated driveway and mature gardens in Sutton On Sea.

Key Features

- Two Bedrooms
- Shower Room
- Driveway
- Enclosed Rear Garden

- Semi-Detached Bungalow
- Corner Plot
- EPC rating C
- Tenure: Freehold





We offer for sale a semi-detached two bedroom bungalow with no upper chain being located on a corner plot position with gated driveway and mature gardens in Sutton On Sea.

Comprising of side conservatory, kitchen, lounge, two double bedrooms and shower room. With gardens and driveway.

Entrance Conservatory

2.81m x 3.08m (9'2" x 10'1")

Being Built on a dwarf brick wall with Upvc windows to all sides, having half glazed Upvc doors to the front and rear elevations, timber door leading into the kitchen.

Kitchen

3.05m x 2.45m (10'0" x 8'0")

Having a Upvc window to the front elevation, a range of fitted wall and base units with work surface over, built in storage cupboard with shelving, cooker point, ceiling light, space and plumbing for washing machine, space for freestanding cooker, door into the lounge.

Lounge

5.06m x 2.94m (16'7" x 9'7")

With dual aspect windows to the front and side elevations, feature gas fire in surround, central heating radiator, ceiling light, door leading to the inner hall.

Inner Hall

0.91m x 3.07m (3'0" x 10'1")

Having a built in airing cupboard housing the hot water cylinder and having shelving for additional storage, loft hatch access, being an "L" shaped hall having a half glazed door to the rear elevation, ceiling level electric fuse box, doors too all rooms

Bedroom One

3.79m x 2.96m (12'5" x 9'8")

Having a Upvc window to the front elevation, central heating radiator, ceiling light and electric sockets.

Bedroom Two

2.68m x 2.96m (8'10" x 9'8")

Good size second double bedroom with a Upvc window to the rear elevation, central heating radiator, ceiling light.

Shower Room

1.99m x 1.8m (6'6" x 5'11")

Comprising of shower cubical, WC and vanity wash hand basin, Upvc window to the rear elevation, part tiled walls, central heating radiator and ceiling light.

Enclosed Rear Garden

To the rear of the property is a low maintenance garden, complete with green house and timber shed, an array of mature plants and patio tubs, pathway leading to the side of the property.

Front and Side Gardens

Having a gated driveway and mainly laid to lawn with mature planted shrubs and bushes, a pathway leads around the property to the front lawned garden with timber fence and gate.

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 on Victoria Road, Mablethorpe head away from the traffic lights along the A52 towards Sutton-on-Sea. Continue the A52 bearing right onto Sutton on Sea High Street. At the roundabout turn left follow the road round and the property can be found on the right hand side at the turning for Sandringham Drive.

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.

Agents Notes

These particulars are for guidance only. Lovelle 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 Lovelle 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.

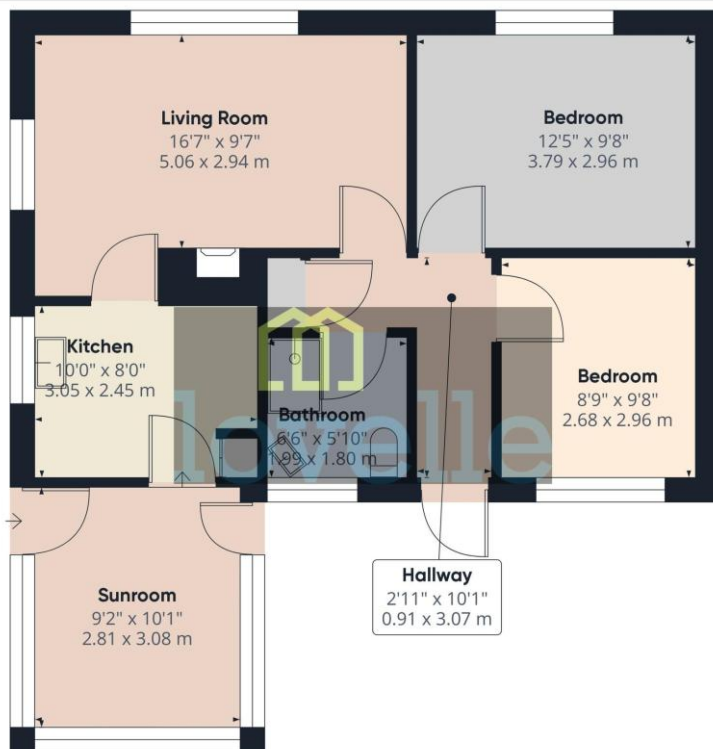
Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Energy Performance Certificate

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.





Approximate total area⁽¹⁾
671.92 ft²
62.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



When it comes to **property**
it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

