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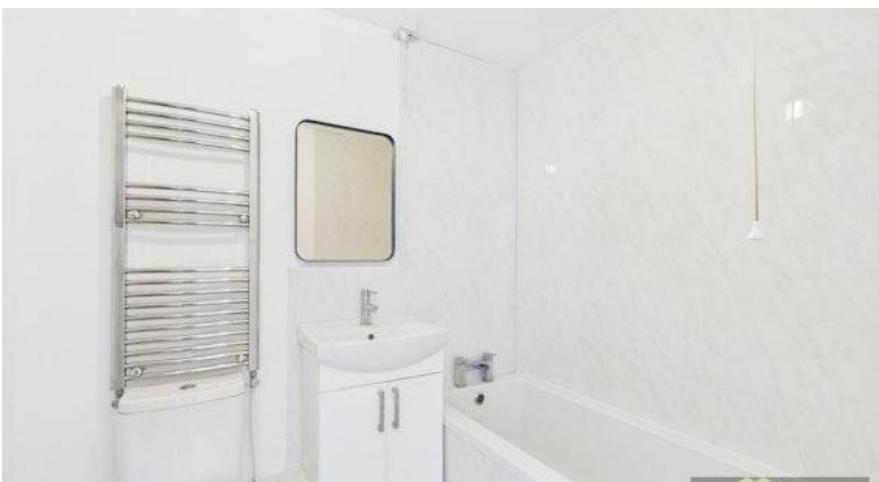
lovelle

Harding Close , Sutton on Sea

3 1 1

When it comes to  
property it must be

lovelle



£250,000



Lovelles are pleased to bring to market this recently refurbished and spacious three bed detached bungalow. The property is situated in a popular cul-de-sac location convenient for access to the town and beach in Sutton On Sea.

#### Key Features

- No Upper Chain
- Detached Bungalow
- Recently Refurbished
- Three Bedrooms
- Close to Town and The Beach
- Driveway
- EPC rating B
- Tenure: Freehold

Lovelles are pleased to bring to market this recently refurbished and spacious three bed detached bungalow. The property is situated in a popular cul-de-sac location convenient for access to the town and beach in Sutton On Sea. The property comprises of Kitchen, Lounge, Three Bedrooms and Bathroom. With Rear Garden, Garage and Driveway.

### **Kitchen**

**6.78m x 2.43m (22'2" x 8'0")**

Entered via a composite door, Fitted with a range of base units with worktop over, a range of wall units, one and half bowl ceramic sink unit with drainer, space and plumbing for washing machine, space for fridge freezer, space for dining table, spotlights, skylight and double opening 'French' doors leading out to the rear garden.

### **Hallway**

Access to all rooms.

### **Lounge**

**2.55m x 5.45m (8'5" x 17'11")**

Dual aspect windows to rear elevation, power points, tv point and double opening 'French' doors leading out to the rear garden.

### **Bedroom One**

**3.57m x 3.1m (11'8" x 10'2")**

Window to front elevation, double bedroom, fitted wardrobes, power point , tv point and radiator.

### **Bedroom Two**

**3.27m x 2.28m (10'8" x 7'6")**

Window to front elevation, radiator , power point and tv point.

### **Bedroom Three**

**2.35m x 2.02m (7'8" x 6'7")**

Window to side elevation, power point and radiator.

### **Bathroom**

**1.67m x 2.06m (5'6" x 6'10")**

A three piece suite comprising of bath with glass screen and shower over, wash hand basin, WC , ladder style radiator and extractor fan.

### **Garden**

To the rear of the property you will find a fully enclosed garden with fencing and hedging to the perimeters to define the boundary and provide privacy. The garden is laid to lawn with a decked seating area and patio area . There is access to the front via a side gate.

### **Garage**

With a door out to the garden , power and lighting.

### **Front**

The front of the property is laid to lawn. There is a gravelled driveway to the side allowing a vehicle 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.

### **Directions**

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 for 2.2 miles, Turn right onto Marine Avenue, Turn left onto Harding Close and the property can be found on the right hand side.

## Services

The property has mains 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. 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.

## 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

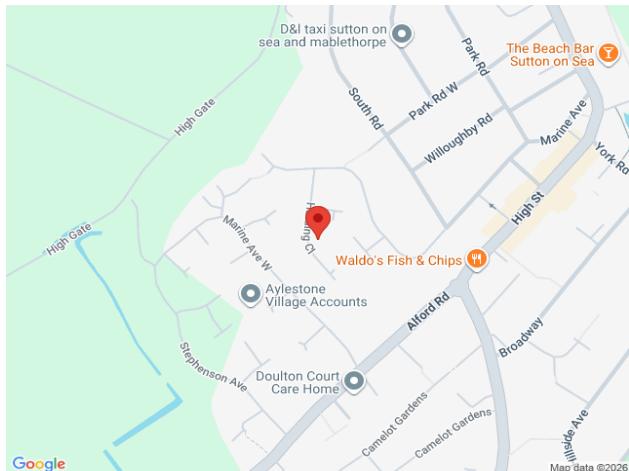
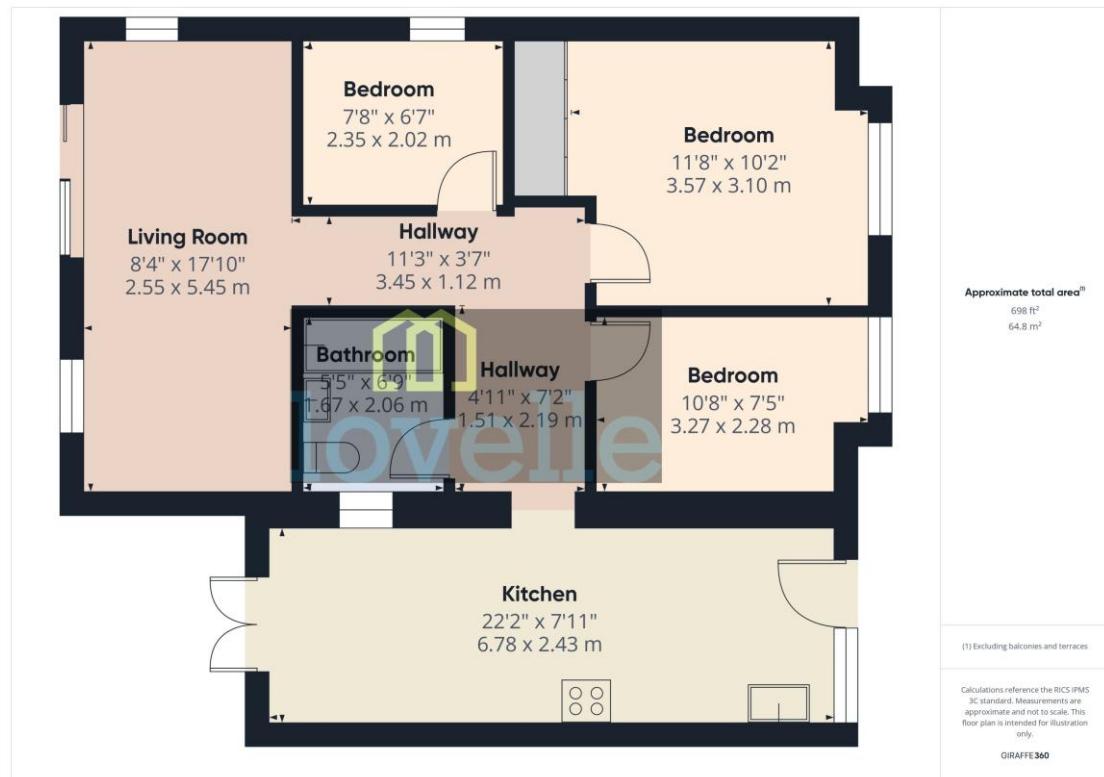
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

## 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.

## 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.



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