



Youlgrave Avenue, Sutton-On-Sea Mablethorpe LN12 2JJ

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Youlgrave Avenue, Sutton-On-Sea Mablethorpe

Located in the popular coastal town of Sutton on sea, this spacious five bedroom detached bungalow offers versatile accommodation including a lounge, kitchen/diner, bathroom and additional shower room. Outside benefits from a generous rear garden, driveway, garage, and front lawned gardens.

Entrance Hall

Welcoming entrance hall providing access to the accommodation.

Lounge

17' 5" x 11' 11" (5.31m x 3.63m)

A bright and spacious reception room with dual aspect windows allowing plenty of natural light, feature fireplace, and radiator.

Kitchen/Diner

17' 4" x 15' (5.28m x 4.57m)

Fitted with a range of wall and base units with work surfaces over incorporating sink unit and integrated oven with hob. Space for appliances and ample room for dining furniture. Windows and door providing access to the rear garden.

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

A generous double bedroom with built-in wardrobe storage, radiator, and large window allowing plenty of natural light.

Bedroom Two

11' 1" x 11' 1" (3.38m x 3.38m)

A double bedroom with window and radiator.

Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

A further double bedroom with window, radiator, and built-in wardrobe storage.

Bedroom Four

13' 2" x 10' 3" (4.01m x 3.12m)

A versatile bedroom suitable for use as a guest room, office, or hobby room with window and radiator.

Bedroom Five

25' 5" x 13' 1" (7.75m x 3.99m)

An additional well-proportioned bedroom offering flexible accommodation, with fitted wardrobes and en-suite.

Bathroom

Fitted with a panel bath, wash hand basin, WC, heated towel rail/radiator, and obscured window.

Shower Room

Comprising shower enclosure, wash hand basin, and WC.

Front Garden

The property benefits from lawned front gardens alongside a driveway providing off-road parking and access to the garage.

Rear Garden

A generous enclosed rear garden mainly laid to lawn with paved seating areas ideal for relaxing and entertaining outdoors.

Garage

20' 3" x 10' (6.17m x 3.05m)

Single garage providing additional parking or useful storage space.





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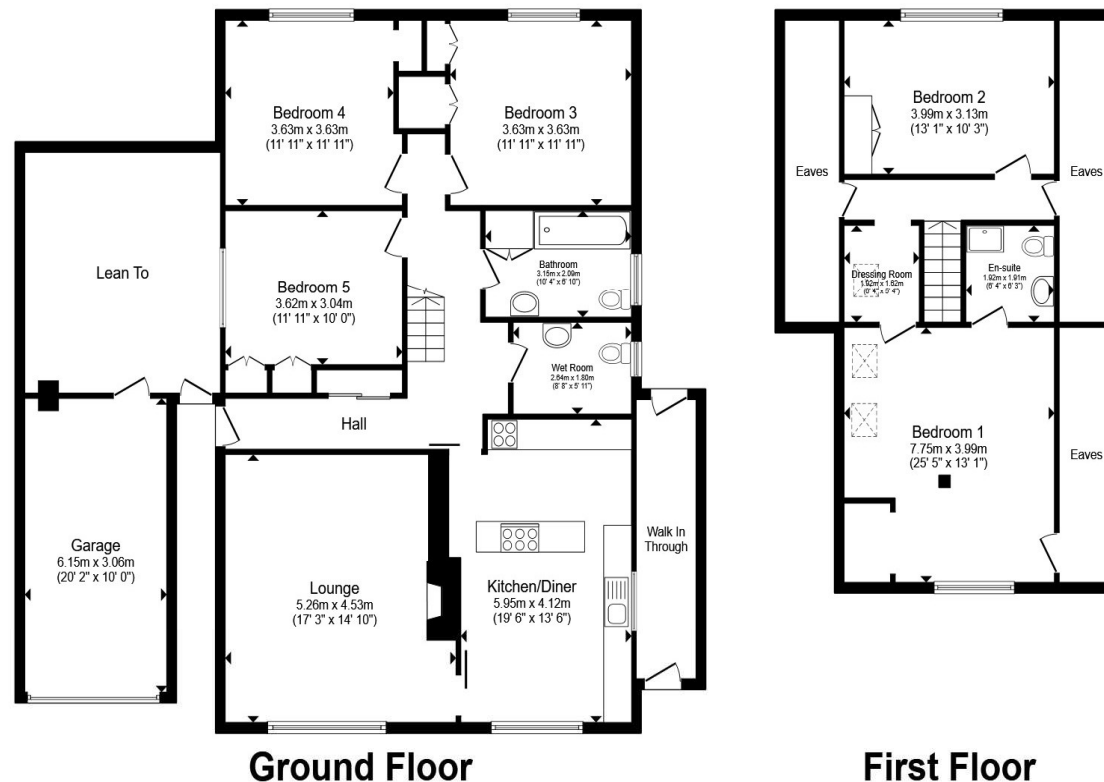
Youlgrave Avenue, Sutton-On-Sea Mablethorpe

- Detached Bungalow
- Five Bedrooms
- Open Plan Kitchen/Diner
- Separate Lounge
- Family Bathroom & Additional Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£275,000



Total floor area 218.4 m² (2,351 sq.ft.) approx

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.propertybox.io



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