



Honeysuckle Close, Sutton on Sea



3



1



2

£290,000

- Detached Bungalow
- Three Bedrooms
- Lounge and Sun Room
- Garage and Driveway
- No Upper Chain
- Spacious Rear Garden
- Freehold
- EPC rating C



Northwood are pleased to bring to market this three bed detached bungalow situated on a generous plot with spacious gardens. The property is situated in a sought after location in Sutton on sea and benefits from no upper chain! The property comprises of Hallway, Lounge, Kitchen Diner, and nbsp; Sun Room, Three Bedrooms , WC and Bathroom. With Driveway, Garage and Gardens.

Entrance Hall

With wooden door in, 'L' shaped hallway, power point, radiator, doors to all rooms, loft access and built in storage cupboard.

Lounge 4.67m x 3.71m (15'4" x 12'2")

Window to front elevation, feature electric fireplace , radiator, power points and tv point.

Kitchen 3.68m x 3.07m (12'1" x 10'1")

Window to front elevation, fitted kitchen with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, cooker point with extractor over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, wall mounted fuse box, power points and radiator. Door into sun room.



Sun Room 3.38m x 2.67m (11'1" x 8'10")

Windows to all elevations, poly carbonate roof, power points, radiator and door leading out into the garden.

Bedroom One 4.27m x 3.05m (14'0" x 10'0")

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

Bedroom Two 3.56m x 2.69m (11'8" x 8'10")

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

Bedroom Three 2.62m x 2.11m (8'7" x 6'11")

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

Bathroom

Obscure window to side elevation, a three piece suite comprising of bath with screen over, pedestal wash hand basin, WC, tiled walls, radiator and extractor fan.

WC

Obscure window to side elevation, WC , wash hand basin , radiator and partly tiled walls.

Garden

To the rear of the property you will find a superb spacious wraparound garden predominantly laid to lawn with an array of mature trees, fruit trees (plum, pear and apple) and shrubbery. The garden is private with fencing to all sides. There is a seated patio area. In the garden there is a timber summerhouse, greenhouse and spacious storage shed/workshop. You can access the rear garden via a side gate.

Garage 5.18m x 2.87m (17'0" x 9'5")

With up and over door, power and lighting



Front

The front of the property is low maintenance laid to gravel with a pathway leading to the property. To the front of the property there is a paved driveway 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.

Directions

From our office, Head towards The Boulevard, Continue to follow A52 for 2.5 miles, At the roundabout, continue straight onto Alford Road/A1111 for 0.3 miles, Turn left onto Honeysuckle Close, Turn left to stay on Honeysuckle Close. The property can be found on the left hand side.

Services

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The Property is Placed In Tax Band C. 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.

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.

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.

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.



Honeysuckle Close, Sutton-on-Sea, Mablethorpe, LN12

Approximate Area = 938 sq ft / 87.1 sq m
Garage = 161 sq ft / 15 sq m
Shed = 105 sq ft / 9.7 sq m
Total = 1204 sq ft / 111.8 sq m
For identification only - Not to scale





Northwood Lincoln

01522 525 555

Lincoln@northwooduk.com