

Buy. Sell. Rent. Let.



Honeysuckle Close, Sutton on Sea



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When it comes to
property it must be


lovelle



£290,000



Lovelles 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!

Key Features

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





Lovelles 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, 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. 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.

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.





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

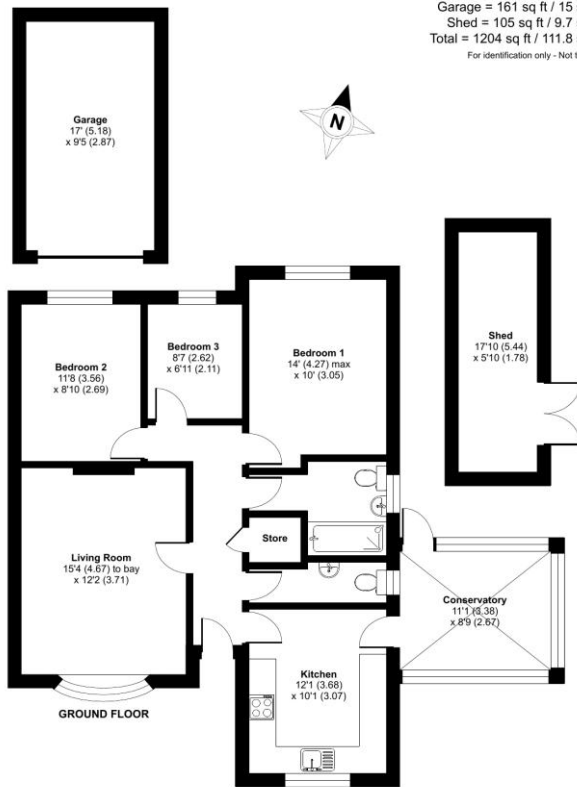
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared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



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Pyp Homes Limited. REF: 1430258



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lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

