



Alverstoke, 20, Queens Road, Mablethorpe

£319,950



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**Willsons**  
SINCE 1842



Alverstoke, 20, Queens Road,  
Sutton-On-Sea, Mablethorpe,  
Lincolnshire, LN12 2HT

### "AGENT'S COMMENTS"

*An opportunity to purchase a spacious detached family residence situated in the popular coastal town of Sutton on Sea. The accommodation comprises 4 bedrooms, bathroom and shower room, 23' lounge, dining room and conservatory, modern kitchen with utility room and rear entrance porch. The property benefits from gas fired central heating, Upvc double glazing, attractive garden, garage and parking.*

### LOCATION

*Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including a primary school, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approx. 3 miles to the north & has additional amenities including a cinema and sports centre. Secondary schools both Grammar and comprehensive can be found at the market town of Alford approx. 6 miles away*



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**Accommodation:**

Upvc double glazed entrance door opens into:

**Rear Porch**

8'9" x 5'9" (2.67m x 1.76m)

Having a polycarbonate roof, Upvc double glazed windows, door to:

**Dining Room**

12'4" x 9'4" (3.77m x 2.85m)

Upvc double glazed window, radiator.

**Shower Room**

6'0" x 5'4" (1.85m x 1.65m)

Comprising shower cubicle with direct shower, wash hand basin, wc, heated towel rail, Upvc double glazed window,

**Office/Bedroom 4**

9'8" x 7'8" (2.97m x 2.36m)

Upvc double glazed window, radiator, coving to ceiling, ceiling fan/light.

**Inner Hall**

23'2" x 6'10" (7.08m x 2.09m)

With laminate effect flooring, radiator, stairs to first floor, coving to ceiling, Upvc double glazed window, storage cupboard.

**Kitchen**

19'3" x 8'11" (5.87m x 2.72m)

Equipped with a modern range of wall and base units, worksurfaces incorporating breakfast bar, single drainer sink with mixer tap, 4 ring gas hob with extractor hood over, space and plumbing for two appliances and dishwasher, splash-back tiling, inset ceiling spotlights, Upvc double glazed window, radiator.

**Utility Room**

14'3" x 6'5" (4.36m x 1.96m)

Equipped with a range of base units with worksurface over incorporating stainless steel single drainer sink with mixer tap, space and plumbing for washing machine, inset ceiling spotlights, wall mounted Worcester gas fired central heating boiler (being remotely operated by Hive), space for tumble dryer, Upvc double glazed patio doors, Upvc double glazed window, door to garage.

**Garage**

16'4" x 13'5" (4.98m x 4.1m)

Having a remote controlled roller shutter door, 3/4 boarded mezzanine storage area with steps.

**Conservatory**

12'5" x 8'8" (3.79m x 2.65m)

Being Victorian style with a glazed pitched roof, Upvc double glazed windows on a brick base with radiator, Upvc double glazed patio doors, tiled floor.

**Lounge**

23'4" x 13'11" reducing to 11'11" (7.12m x 4.26m reducing to 3.64m)

2 Upvc double glazed bay windows to front, 2 radiators, living flame effect gas fire in a Yorkstone style hearth.

**First Floor Landing**

Loft hatch to boarded loft space with pull-down ladder.

**Bedroom 1**

14'3" reducing to 12'1" x 12'11" (4.36m reducing to 3.69m x 3.94m)

Walk-in Upvc double glazed bay window to front, radiator, built-in cupboards.

**Bedroom 2**

14'3" reducing to 11'11" x 10'0" (4.35m reducing to 3.65m x 3.06m)

Upvc double glazed bay window to front, radiator.

**Bedroom 3**

8'9" x 6'9" (2.67m x 2.08m)

Upvc double glazed window to rear, radiator.

**Bathroom**

6'10" x 5'5" (2.1m x 1.67m)

Equipped with a multi-point shower, bath, wc and wash hand basin, chrome ladder style radiator, Upvc double glazed window.

**Exterior:**

The property is located at the end of Queens Road having a gated access which is owned by this property and has a right of way in favour of the two adjoining bungalows. The spacious front garden is attractively laid out with patio, lawns and fruit trees, arbour seat, raised pond and 3 metal sheds. To the side of the property is a wide path with pairs of wooden gates at each end.

**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.

**Services:**

We understand that mains gas, electricity, water and drainage are connected to the property.

**Local Authority:**

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

**Energy Performance Certificate:**

The property has an energy rating of D-65. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8258-7225-5300-5805-7926.

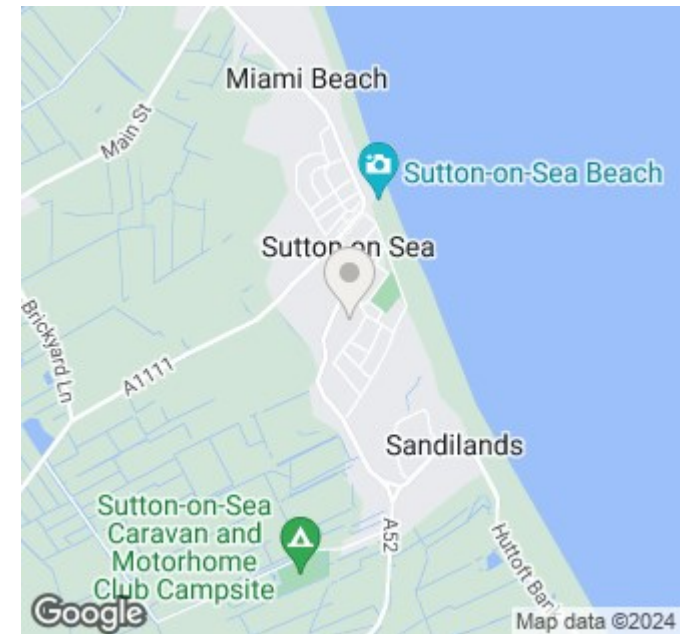
**Directions:**

Turn left out of our Alford office, past the Church into East street turning right at the junction towards Sutton on sea. Proceed into Sutton on Sea town taking the second junction at the roundabout towards Skegness whereupon Queens Road will be located on the left hand side with no. 20 being situated at the end.

**Viewing:**

Viewing is strictly by appointment with the Alford office at the address shown below.





**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

