



Holly House, Sutton Road, Huttoft

Offers Over £300,000



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With Annexe & Garage

Willsons

SINCE 1842

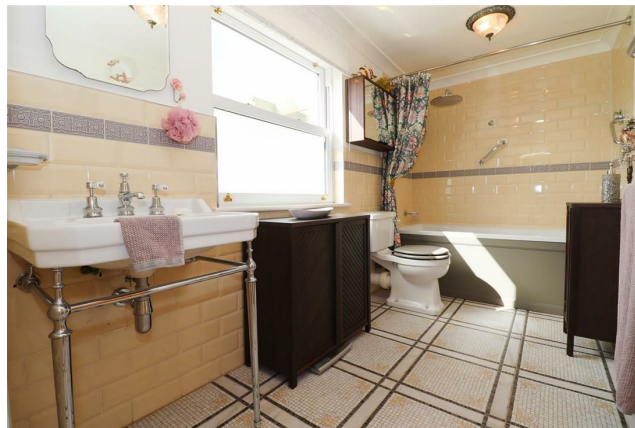
Holly House, Sutton Road,
Huttoft, Alford,
Lincolnshire, LN13 9RH

"AGENT'S COMMENTS"

A attractive lifestyle home in the popular coastal village of Huttoft offers the wonderful opportunity of a home by the sea, with newly fitted 'Castrad' feature radiators, 'Hive' driven lighting and heating, shower & bath with Aqualisa Smart controls, uPVC windows, attractive areas of patio and pergolas, offering sizeable wrap-around gardens set to various areas, electric gates and garage door, several fully insulated outbuildings with electric to include Annex with kitchenette & wet room with WC.

LOCATION

Huttoft is a village with a public house, petrol station with convenience store, primary school and village hall situated approx 3 miles west of the east coast's sandy beaches. The market town of Alford approx. 5 miles to the west has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a bus route to Sutton on Sea which is approx 4 miles to the north and Mablethorpe 6 miles north. All have a variety of shops & eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets.



Willsons
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR
T.01507 621111 | E alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front of Property

Accessed by electric remote controlled double wooden gates providing an enclosed frontage to the property, to include integrated parcel delivery/post box, two separate personnel gates, hardcore driveway providing off-road parking for several vehicles and access to the garage, double-door storage shed (3.5m x 2.5m) on concrete base, with fenced boundaries into the garden space.

Kitchen

17'10" x 11'1" (5.45m x 3.4m)

With wall and base units, integrated microwave, cooker socket, range with extractor hood over, ceramic sink with 1.5 bowls and mixer tap, separate 'instant' hot water tap, space and plumbing for dishwasher and washing machine, space for tumble dryer, space for full height free standing fridge freezer, full height feature radiator, downlighters, part-tiled walls, fuse box, composite external front 'stable' style door, windows to the front and side of the property, tiled flooring.

Open Plan Dining Room

10'5" x 8'10" (3.2m x 2.7m)

With feature radiator, chimney breast with open fire, hearth and mantle, full height storage to the right hand side of the chimney breast, aerial point, sash window to the side of the property and tiled floor.

Living Room

11'9" x 10'5" (3.6m x 3.2m)

With feature radiator, television point, telephone point, French doors leading onto the patio, sash window to the side of the property and tiled flooring.

Open Plan Dressing Room

8'10" x 11'9" (2.7m x 3.6m)

With door accessing the bathroom, built-in storage, feature radiator, sash window over side garden and tiled flooring.

Bedroom

11'9" x 13'1" (3.6m x 4.0m)

With feature radiator, part-USB socket wall sockets, television point, sash windows to the side and rear of the property overlooking the gardens and tiled flooring.

Bathroom

11'1" x 5'6" (3.4m x 1.7m)

With WC, Burlington sanitary ware wash basin, bath with direct feed rainfall shower over both being controlled by Aqualisa Smart controls, part-tiled walls, heated towel rail, wall light, sash window to the side with part obscured decorative glass panel and tiled flooring.

Annexe

19'0" x 13'9" max (5.8m x 4.2m max)

Open plan annex currently used as a home office with French doors leading to the garden, independent telephone line, tiled flooring, and access to all sides to include storage area with hardcore base to the side, rear and outside lighting to the annexe walls.

Kitchenette

9'6" x 5'10" (2.9m x 1.8m)

With base units, 1.5 bowl sink with mixer tap, space for free standing fridge freezer, sash window overlooking the garden and tiled flooring.

Wet Room

3'11" x 5'2" (1.2m x 1.6m)

With fully tiled walls, WC, hand basin, direct feed shower, window to the rear of the property and tiled flooring.

Gardens

With wrap-around lawned gardens, property borders of hedging and fencing, paved patio areas with pergolas to front and rear, feature paved pathways leading to the summerhouse, annex and driveway, paved utility area with oil tank, Worcester external oil-fired boiler, two storage sheds, multiple outside power points, three outside taps and outside lighting.

Summerhouse

11'04 x 19'06 (3.45m x 5.94m)

With tiled patio area and decking to the front, having power and being insulated, with French doors, windows to the front and right hand side, vinyl flooring, external lighting to right hand wall and additional lean to with Perspex roof, access to all sides leading to an area of hardcore base for further storage.

Garage

15'1" x 15'1" (4.6m x 4.6m)

Sizeable insulated wooden garage on a concrete base with electric roller shutter door, Belfast sink, multiple power sockets, built-in work bench to, independent fuse box, outside lighting, external water tap and access to all sides to include hardcore area for storage to the rear and side.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating is provided by oil fired central heating and drainage is via private drainage.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of D . The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8437-6029-8109-0988-7222

Directions

From the main A52 between Mablethorpe and Skegness, on reaching the village of Huttoft, the property can be found on the outskirts of the village, on the main road and will be clearly marked with a 'For Sale' board.

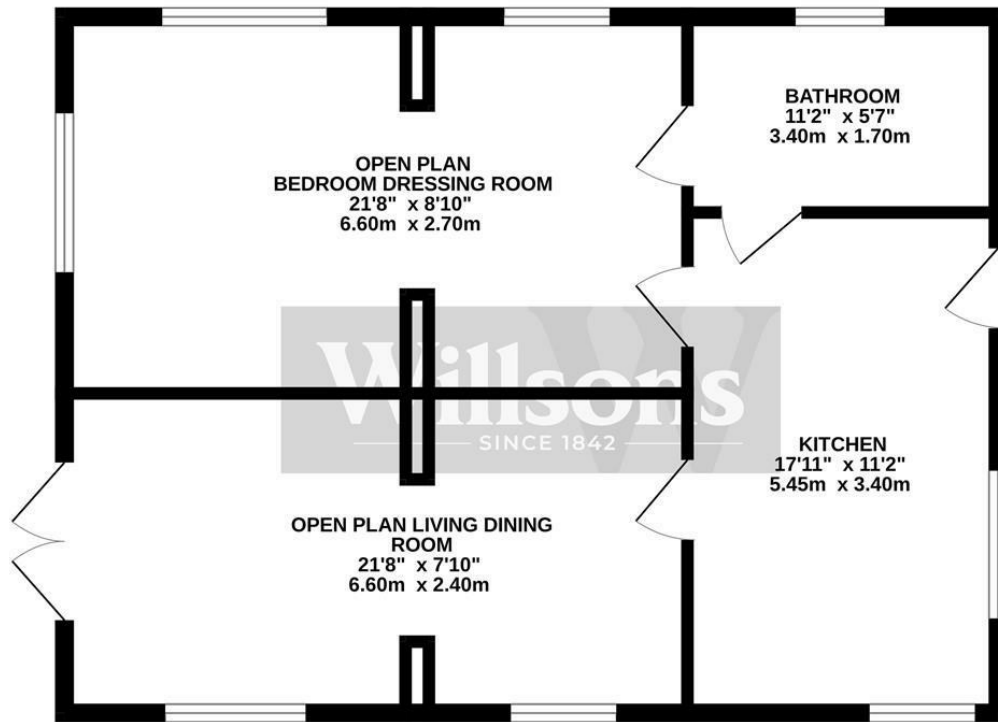
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Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

