



46, Hillside Avenue, Mablethorpe

£259,950



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Willsons
SINCE 1842

46, Hillside Avenue,
Sutton-On-Sea, Mablethorpe,
Lincolnshire, LN12 2JH

"AGENT'S COMMENTS"

A spacious detached bungalow with good sized low maintenance gardens in this popular coastal town location. The accommodation comprises: reception porch into dining kitchen, lounge, conservatory, inner hall, 2 bedrooms (1 ensuite), bathroom and utility room. The property benefits from Upvc double glazed windows, Upvc soffits and fascias, gas fired central heating, off road parking, carport, garage and workshop.

LOCATION

Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctor's surgery, 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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<https://www.willsons-property.co.uk>

Accommodation

A Upvc double glazed entrance door with side screen opens into:

Entrance Porch

With inner glazed door to:

Dining Kitchen

12'9" x 12'9" (3.9m x 3.9m)

Equipped with a range of wall and base units, worksurfaces with stainless steel sink with mixer tap, tiled floor, half tiled walls, space and point for electric cooker with extractor hood over, Upvc double glazed window to side.

Lounge

15'4" x 13'1" (4.68m x 3.99m)

Having 2 Upvc double glazed windows, 2 radiators, TV point, decorative fireplace, coving to ceiling.

Inner Hall

With laminate effect floor, radiator.

Bedroom 1

10'11" x 10'9" plus door recess (3.34m x 3.28m plus door recess)

Having built-in bedroom furniture, Upvc double glazed window to front, radiator.

Ensuite Shower Room

7'4" x 4'11" (2.25m x 1.51m)

Equipped with a shower cubicle with electric shower, vanity wash hand basin with cupboard under, wc, tiled floor, heated towel rail, Upvc double glazed window.

Bathroom

7'3" x 6'10" (2.23m x 2.1m)

Equipped with bath, wash hand basin, wc, storage cupboards, part tiled walls, chrome ladder style towel rail, Upvc double glazed window, airing cupboard housing the hot water cylinder.

Bedroom 2

10'10" x 10'8" (3.32m x 3.27m)

Upvc double glazed window to rear, radiator.

Utility Room

12'10" x 5'10" (3.93m x 1.8m)

Having tiled floor, worksurface with cupboard under, white ceramic butlers sink, oil fired central heating boiler, radiator, Upvc double glazed window, space and plumbing for washing machine, Upvc double glazed door to:

Conservatory

17'8" x 5'7" (5.4m x 1.72m)

Being of Upvc double glazed construction on a brick base with radiator, polycarbonate roof, door to garden.

Exterior

Having a low maintenance front garden with raised beds on a gravelled base, a concrete drive with turning area leads to the attached open carport with a pair of wrought iron gates and side hand gate opening onto a paved standing area and to the:

Garage

18'6" x 10'1" (5.66m x 3.08m)

Being a single brick width under a flat felted roof with 'up and over' door, light and power connected, controller for the roof mounted solar panels (Note: the solar panels are not owned by the vendor, they are owned by a solar power company on a lease agreement), door to covered side passage with Upvc door to front and wooden door to rear. The garage extends into:

Workshop

10'6" x 10'1" (3.22m x 3.08m)

also of single brick width under a flat felted roof with Upvc window and single glazed windows, light and power connected.

Rear Garden

The rear garden is also laid out in a low maintenance style with paved patio, pond, gravel beds, inset shrubs and a timber garden shed.

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 'C' 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 C. Please note that the EPC rating takes into account the solar panels which are not part of the property and if they were not installed then the EPC rating would be lower. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8737-5823-3200-0525-8222

Viewing

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

Directions

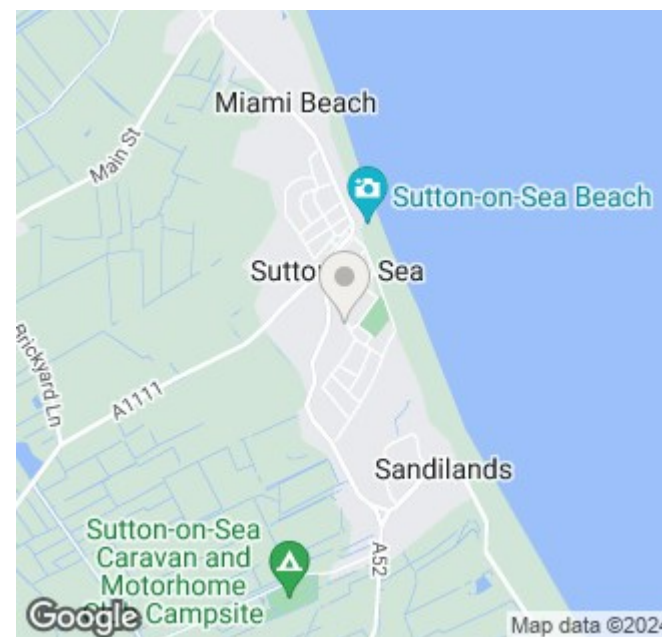
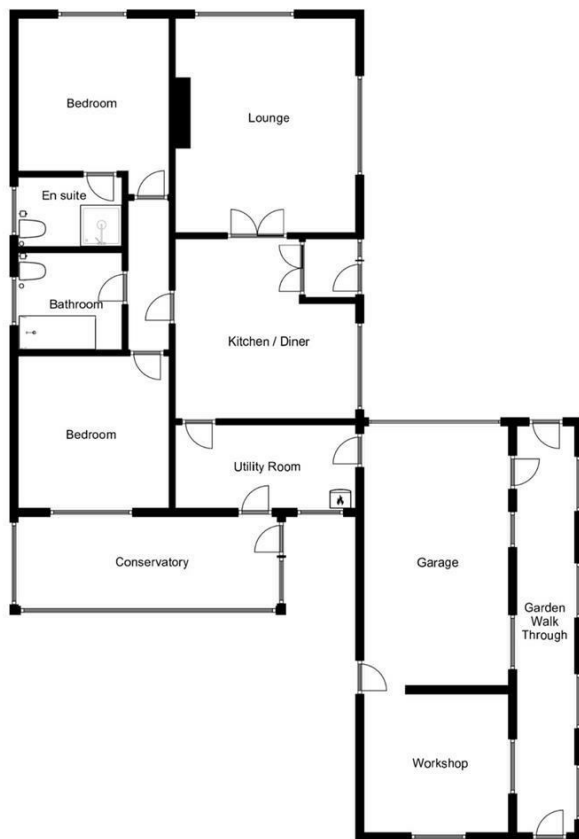
From the roundabout with the A1111 and A52 proceed southwards along the A52 before taking the fifth left turning into Church Lane, take the third left into Hillside Avenue where the property can be found on the left hand side.

Solar Panels

It should be noted by all prospective purchasers that there are 20 solar panels on the roof, these do not belong to the property nor are they part of the sale of the property, they are owned and maintained by a solar panel company and are situated on the roof under a 25 year lease agreement dated 2011. Details on the lease agreement and any monies received for energy generated are available from the selling agents.



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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.

