



10, Church Park, Sutton On Sea

£215,000



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**Willsons**  
— SINCE 1842 —



10, Church Park, Sutton On Sea,  
Lincolnshire, LN12 2SU

### "AGENT'S COMMENTS"

*Situated on a quiet cul-de-sac in the popular coastal town of Sutton-on-Sea and within walking distance of the beach. Although in need of some improvement, the property benefits from living room and seperate dining room, sun room and garden room with views over the south-west facing private rear garden as well as driveway with carport. The property offers uPVC double glazing throughout, gas-fired central heating and is brought to the market with no onward chain.*

### LOCATION

*Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There are 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. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.*



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### Front of Property

Open-plan concrete driveway leading to carport to the left-hand side, area of lawn with mature plants and trees, concrete pathways and pedestrian gates to either side and boundaries of hedging and fencing.

### Entrance Hallway

'S' shaped internal hallway with uPVC partially glazed front door and glazed side panel, full height airing cupboard (0.7m x 0.7m) with further integrated storage cupboard (0.6m x 0.7m), radiator, loft access and room thermostat.

### Kitchen

10'5" x 9'2" max (3.2m x 2.8m max)

'L'-shaped kitchen with a range of wall and base units, integrated ceramic hob, cooker and extractor over, sink with mixer tap and drainer, space and plumbing for washing machine, space and ventilation for tumble dryer, partially tiled walls, and window to the front of the property.

### Living Room

18'0" x 11'9" (5.5m x 3.6m)

Dual aspect room with feature bay window to the front of the property, chimney breast wall, hearth, mantle and gas fire, radiator and window to the side aspect.

### Bathroom

5'6" x 7'6" (1.7 x 2.3)

Bath with direct feed shower over, wash basin, WC, radiator and window to the side of the property.

### Bedroom One

16'0" x 9'2" (4.9m x 2.8m)

With built-in wardrobe cupboard with louvre doors, internal window to sunroom one and radiator.

### Dining Room

11'5" x 8'10" (3.5m x 2.7m)

With built-in storage cupboard (1.7m X 0.6m) with louvre doors, radiator and sliding patio door to the sunroom one.

### Sun Room

20'0" x 7'6" (6.1m x 2.3m)

Of half-brick dwarf and uPVC construction with solid roof and offering dual aspects to the side and rear of the property and radiator.

### Bedroom Two

19'0" x 8'10" (5.8m x 2.7m)

Dual aspect room with radiator, fuse box with window to front aspects and to the garden room.

### Garden Room

12'5" x 9'2", (3.8m x 2.8m,)

Triple aspect room of dwarf-brick wall and uPVC construction with solid roof and partially glazed door to the rear garden.

### Private Rear Garden

Set to lawns with areas of concrete slab patio, raised garden beds, mature shrubs, plants and trees, garden shed, gated pedestrian access to either side of the property and boundaries of hedging and fencing.

### Tenure and 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 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

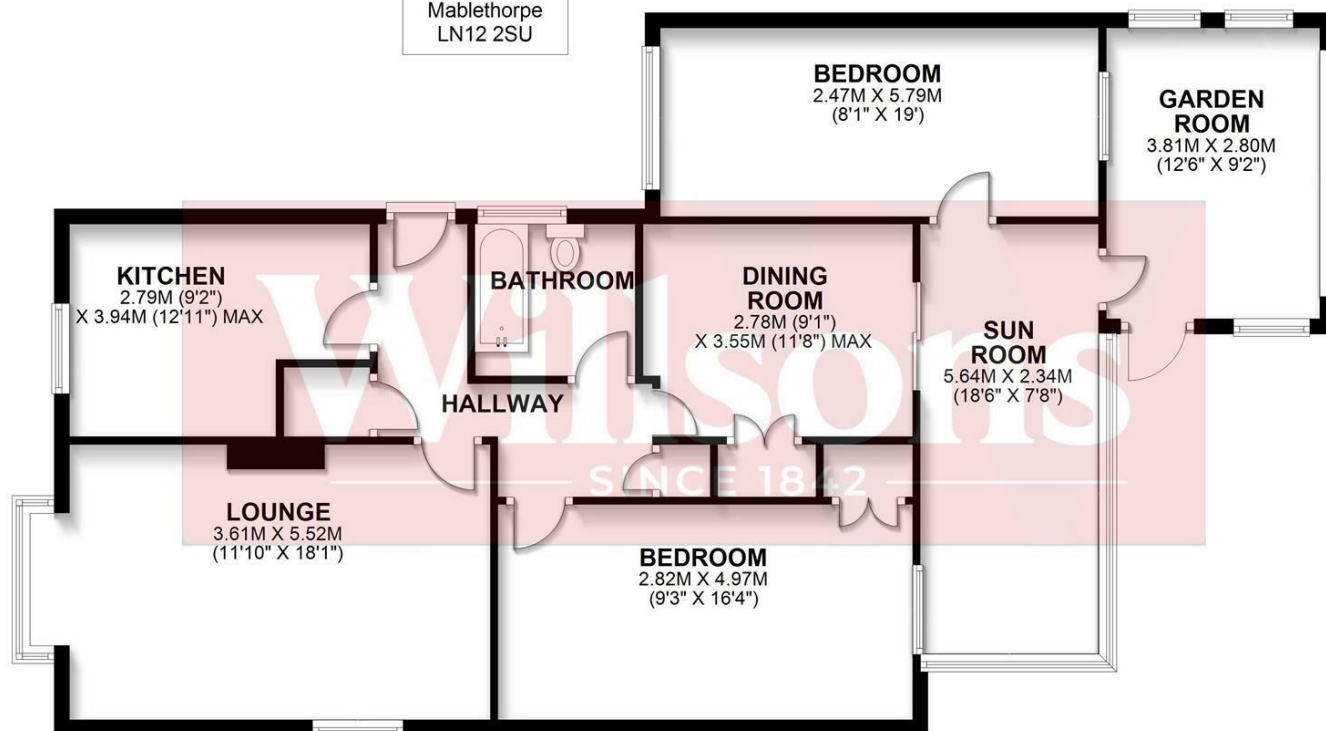
The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0360-2441-7580-2895-1375.

### Directions

From the main A52 between Mablethorpe and Skegness, on reaching Sutton-on-Sea turn into Church Lane. After 475m turn right into Church Park The property can be found on the right after 110m. What3words///winter.glad.roughness



10 Church Park  
Sutton-on-Sea  
Mablethorpe  
LN12 2SU

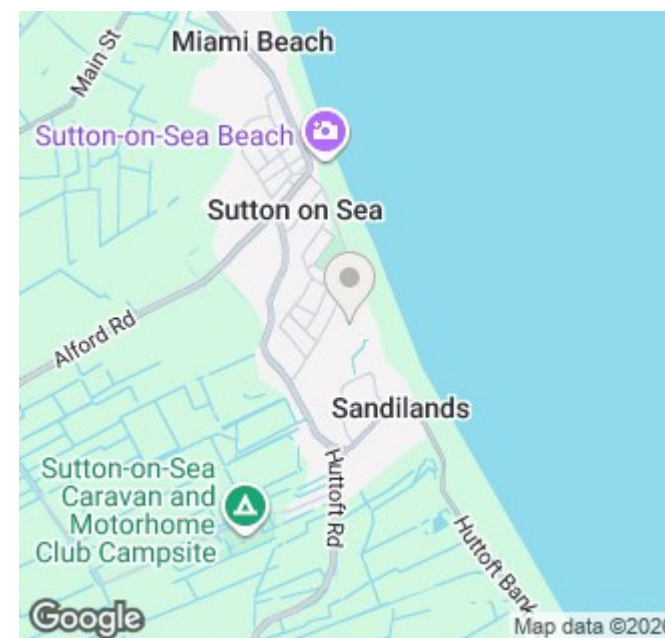


FLOOR PLAN

TOTAL AREA: APPROX. 110.4 SQ. METRES (1188.4 SQ. FEET)

### 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.

