



Willsons

2 Buckingham Close, Sutton-On-Sea

£140,000



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Willsons
SINCE 1842

2, Buckingham Close,
Sutton-On-Sea
Lincolnshire, LN12 2SR

"AGENT'S COMMENTS"

This two bedroom semi-detached bungalow offers a living room, kitchen and shower room along with off-road parking, carport and low maintenance front and rear outside spaces. The property benefits from uPVC double glazed windows and gas central heating throughout and is located on a quiet cul-de-sac with convenient access to local amenities and the seafront promenade within walking distance. The property 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, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.



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124 West Street, Alford, Lincolnshire, LN13 9DR
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<https://www.willsons-property.co.uk>

Front of Property

Low maintenance, open-plan gravel frontage with a concrete slab pathway to the front of the property and concrete driveway leading to car port.

Entrance Hall

6'11" x 2'9" (2.12m x 0.86m)

With wooden half single glazed external door and carpeted flooring.

Kitchen

10'8" x 6'3" (3.27m x 1.93m)

Galley style kitchen with a range of wall and base units, sink with drainer and two taps, space for free standing cooker and undercounter fridge, space and plumbing for washing machine, vinyl flooring and Ideal gas combination boiler.

Living Room

15'10" x 9'10".252'7" (4.84m x 3..77m)

With gas fire, faux chimney breast wall with small tiled hearth, radiator, window with front aspects and carpeted flooring.

Bedroom One

12'11" x 9'2" (3.95m x 2.80m)

With fitted wardrobes, radiator, window to the rear garden and carpeted flooring.

Bedroom Two

9'6" x 10'3" (2.92m x 3.14m)

With radiator, window to the rear garden and carpeted flooring.

Bathroom

5'11" x 6'3" (1.82m x 1.93m)

With WC and sink combination vanity unit with mixer tap, glazed shower enclosure with electric shower, heated towel rail, partially tiled walls and vinyl flooring.

Rear Garden

Set to areas of gravel, with slab pathways, borders of shrub, plants and trees, greenhouse, garden shed and boundaries of 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 Reference Number - 0696-3034-8202-9784-4200

Directions

From the main A52 Station Road at Sutton-on-Sea, turn into Sandringham Drive and follow the road round to the left, then turn right into Buckingham Close. The property can be found at the farthest end of Buckingham Close.

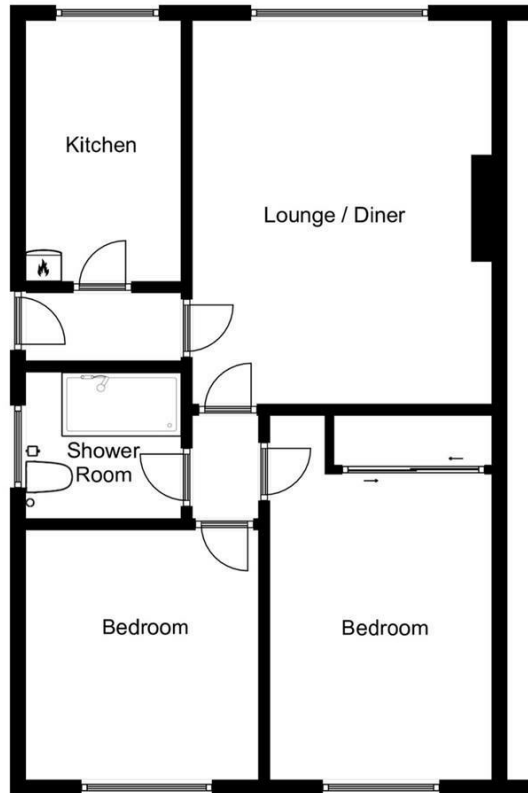
What3Words///listening.strays.doghouse.

Viewing

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

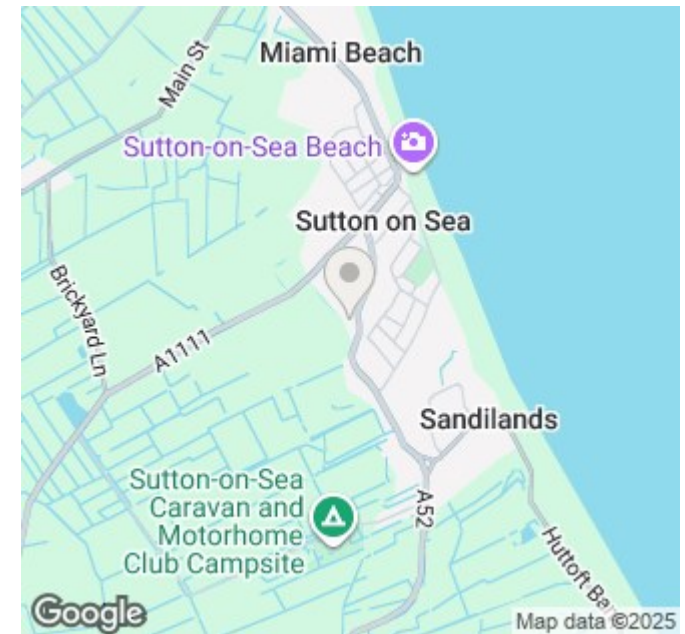


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Sutton-on-Sea
Mablethorpe
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FLOORPLAN Not to scale – For identification purposes only

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.

