



Willsons

34, Park View, Sutton-On-Sea

£260,000



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**Willsons**  
— SINCE 1842 —



34, Park View,  
Sutton-On-Sea, Mablethorpe,  
Lincolnshire, LN12 2NT

### "AGENT'S COMMENTS"

*This nicely presented bungalow offers two double bedrooms with fitted wardrobes, dining kitchen leading to the south facing conservatory, bathroom with both low level bath and seperate shower cubicle and low maintenance outside spaces. With integral garage and block paved driveway, the property benefits from a recently added owned 10 panel solar installation with battery storage for reduced energy costs, has uPVC double glazing and gas central heating throughout and is located on a quiet residential cul-de-sac in the popular seaside village of Sutton-On-Sea and within walking distance of shops, cafes, the coastal promenade and the beach.*

### 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 low maintenance frontage with decorative gravel and shrubs, two-tone block paved driveway leading to the integral garage and entrance porch, concrete pathways and external power and lighting.

### Entrance Porch

4'3" x 3'3" (1.3m x 1.0m)

Accessed via uPVC partially glazed front door and side panel with carpeted flooring and internal wooden door to the hallway.

### Living Room

15'8" x 13'9" (4.8m x 4.2m)

With central chimney breast wall with gas fire, hearth and mantle, radiator, carpeted flooring, high level window to the side and bay window with high level feature panes to the front of the property.

### Kitchen

14'9" max x 12'9" max (4.5m max x 3.9m max)

'L'-shaped dining kitchen with a range of wall and base units, integrated oven and grill with gas hob and extractor over, sink with 1.5 bowls, mixer tap and draining board with additional filtered water tap and fitted with Surestop water switch, integrated slimline dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, integrated wine rack, tiled splashback, additional ceiling extractor fan, radiator, wooden click flooring, window to the side of the property and sliding patio doors to the conservatory.

### Conservatory

12'5" x 9'6" (3.8m x 2.9m)

Of dwarf brick wall and uPVC construction with high level feature glazed panes, polycarbonate style pitched roof, fitted blinds, downlighting, radiator, wooden click flooring and French doors to the rear garden.

### Internal Hallway

19'4" x 3'3" (5.9m x 1.0m)

With wall lighting, radiator, access to partially boarded loft space, intruder alarm, carpeted flooring and internal wooden fully glazed door with obscured glazing to the entrance porch.

### Bedroom One

10'9" x 10'9" (3.3m x 3.3m)

With full wall of fitted wardrobes (2.3m x 0.5m), radiator, carpeted flooring and window with views over the garden.

### Bedroom Two

10'9" x 11'1" (3.3m x 3.4m)

With a full wall of fitted wardrobes (1.9m x 0.6m), radiator, carpeted flooring and window to the front of the property.

### Bathroom

8'6" x 6'10" (2.6m x 2.1m)

With both bath and separate shower cubicle with glazed surround, illuminated extractor fan and uPVC shower board surround, low level bath with mixer taps, WC, pedestal wash basin, radiator, electric wall heater, tiled walls, vinyl flooring and window with obscured glazing.

### Utility / Cloakroom / Plant Room

8'6" x 4'11" (into cupboards) (2.6m x 1.5m (into cupboards))

With full wall of full height built-in storage cupboards (2.7m x 0.5m) with sliding doors providing ample storage and also housing solar equipment, battery storage, consumer unit and Worcester gas combination boiler, plumbing for washing machine, partially tiled walls, vinyl flooring and window with obscured glazing.

### Courtyard Garden

Low maintenance south facing garden to the rear of the property set to paving slab patio with central circular feature, decorative gravel borders, concrete base for storage, external lighting, concrete pathways leading to wooden pedestrian gates to either side of the property, personelle door to the garage and boundaries of fencing.

### Integral Garage

18'4" x 9'2" (5.6m x 2.8m)

With up-and-over garage door, open span roof trusses for additional storage, space for tumble dryer with work surface over and dedicated workspace light, space for freestanding freezer, storage racking, power and lighting, wall tap, concrete flooring and partially glazed pedestrian door and window to the rear garden.

### 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, 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: 9408-8040-7289-3578-0900.

### Viewing

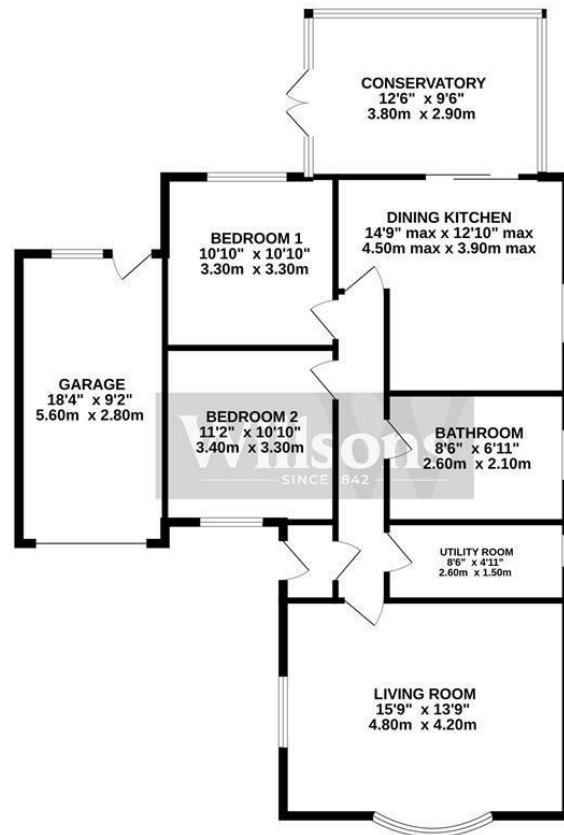
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

On entering the Sutton on Sea via the A1111, cross the roundabout onto the A52 through the village of Sutton-On-Sea in the direction of Mablethorpe. Turn left onto Grove Road, right onto Park Road, left into Park View and then right again into the cul-de-sac of Park View. The property can be found towards the end of the cul-de-sac on the left. What3words///passwords.shatters.fairy



# 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 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. Made with Metropix ©2025

## 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.

