



**DRAFT SALES PARTICULARS  
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

5, Honeysuckle Close, Sutton-On-Sea

£350,000



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**Willsons**  
SINCE 1842



5, Honeysuckle Close,  
Sutton-On-Sea, Mablethorpe,  
Lincolnshire, LN12 2ST

### "AGENT'S COMMENTS"

Searching for a home by the sea with all the modern conveniences you can think of - look no further! This three bedroom bungalow has undergone a sequence of stylish modifications to include an elaborate garden room extension, stylish fitted kitchen, a modern level access wetroom also with bath, low thresholds and continuous hard flooring throughout and low maintenance external spaces to include recent resin driveway, composite decking and wildlife pond. With owned solar panels and battery storage, carport, EV charger and electric garage door, there really is nothing left to want for! The property benefits from two WCs, gas central heating and double glazing and is situated on the outskirts of the coastal town of Sutton on Sea, on a quiet cul-de-sac yet within close walking distance of the high street and seafront. Available with no onward chain, this 'turn-key ready' home is a must-see delight.

### 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  
T.01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>





### Front of Property

Open plan frontage with resin driveway (new 2025) leading to the carport with EV car charger and garage access, resin pathway to the low level threshold front door, areas of low maintenance decorative gravel interspersed with decorative paving slabs and dwarf bushes, small tree, external lighting and side boundaries of fencing.

### Entrance Porch

7'10" max x 5'10" (2.4m max x 1.8m)

Wide porch of uPVC construction with dwarf brick walls and polycarbonate style roof, wall lighting and wood grain effect click flooring.

### Hallway

13'9" x 2'11" + 15'5" x 4'3" (4.2m x 0.9m + 4.7m x 1.3m)

Accessed via wide-access uPVC partially glazed door with feature glass panel into wide 'T'-shaped hallway with radiator, heating controls, airing cupboard (0.8m x 0.8m) housing Worcester gas combination boiler with built-in shelving, loft access, downlighting and additional storage cupboard (0.7m x 0.5m) with built-in shelving. The property benefits from continuous woodgrain effect laminate flooring running throughout the property to all rooms.

### Kitchen

11'1" x 9'6" (3.4m x 2.9m)

Dual aspect kitchen with a range of gloss finish pale oak wood grain units with contrasting mushroom grey wall units and marble effect worktops, wrap around storage including two tall larder units to either side and space for American style fridge freezer, sink with 1.5 bowls and mixer tap, ceramic hob with extractor over, integrated eye-level oven, grill and microwave, integrated washing machine, space and plumbing for dishwasher, integrated pull out dual waste drawer, under unit lighting, stainless steel switches and sockets, partially tiled walls, full height aluminium towel rail radiator, stylish vinyl cushion flooring and window with views over the front of the property and to the side.

### Garden Room

20'4" x 11'1" (6.2m x 3.4m)

Running the full width of the property and open plan to the dining room, this modern brick-built garden room with solid roof and high-level feature lantern window has full span bifold doors to one end, down lighting, two electric wall mounted radiators and windows with feature high-level glazed panes and custom-made blinds.

### Living Dining Room

16'0" max x 11'5" (4.9m max x 3.5m)

Open-plan to the garden room with central chimney breast with feature wooden mantle and cream enamelled remote controlled flame effect log burner, radiator, downlighting and windows to either side.

### Bedroom One

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

With full wall of fitted wardrobes with mirrored sliding doors, radiator, downlighting additional modern ceiling lighting and bow window to the front of the property.

### Bedroom Two

10'9" x 8'10" (3.3m x 2.7m)

With full wall of fitted wardrobes with mirrored sliding doors, low threshold French doors to the rear decking area, electric wall mounted radiator, downlighting, additional modern ceiling lighting and window to the side of the property.

### Bedroom Three

7'10" x 8'2" (2.4m x 2.5m)

With radiator, window to the garden and modern ceiling lighting.

### Shower Room / Bathroom

With level access wetroom flooring throughout with underfloor heating into glazed shower enclosure with wide corner access, rainfall shower and doynlight extractor fan, WC, washbasin vanity unit with additional storage, bath with mixer tap and hand cassette, razor socket and shaving mirror, additional wall mirrors, two tone contrasting partially tiled walls, downlighting and window with obscured glazing.

### Seperate WC

5'10" x 2'11" (1.8m x 0.9m)

With wash basin WC combination vanity unit, radiator, downlighting, partially tiled walls, tiled floor and obscured glazing high level window

### Detached Garage

16'4" x 8'10" (5.0m x 2.7m)

Accessed from the driveway via electric garage roller shutter door or from the rear garden via pedestrian door to the side, with a range of wall and base units with worktop over, independent alarm and fuse box, power and lighting, concrete flooring and window to the rear.

### South Facing Gardens

Extensively developed low maintenance, south-facing private rear garden with large areas of composite decking (new 2024) with lighting, areas of resin patio and pathways (new 2025), small wildlife pond, area for hot tub with independent fuse box running from the garage, raised borders with decorative slate, mature shrubs and plants, new (2025) corner summer house, external tap and lighting, gated pedestrian access to both sides of the property and fully enclosed boundaries of fencing.

### Owned Solar Installation

The property benefits from an owned solar installation consisting of 14 solar panels which are connected to a battery storage facility. The panels are also on a high level feed in tariff thereby providing additional income from excess power.

### 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 601 111.

### Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0380-2432-7130-2292-7811.

### Viewing - Alford

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

### Directions

On entering the Sutton on Sea via the A1111, turn right into Honeysuckle Close and then immediately left into a small cul-de-sac. The property can be found on the left after 40m.

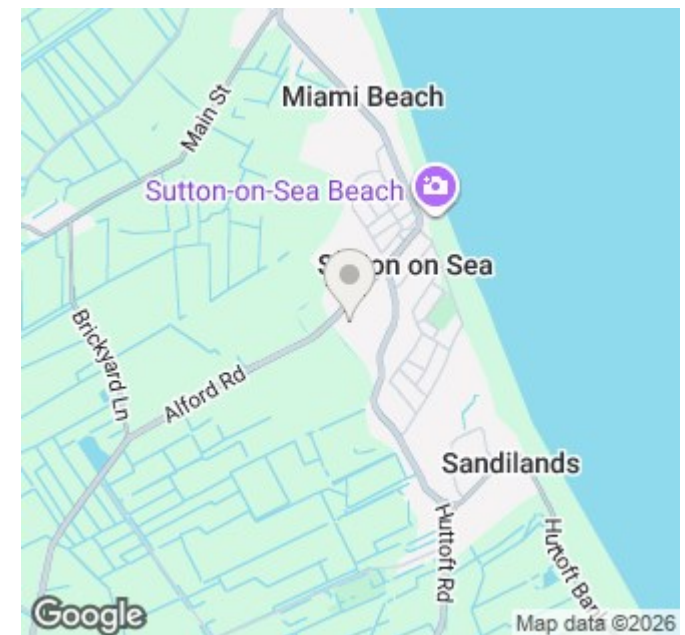
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## FLOORPLAN Not to scale – For identification purposes only

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.

