



Willsons

Oaklea 52, Station Road, Sutton-On-Sea

£160,000



**Willsons**

SINCE 1842

Oaklea 52, Station Road,  
Sutton-On-Sea, Mablethorpe,  
Lincolnshire, LN12 2HS

### "AGENT'S COMMENTS"

*In need of modernisation yet attractively set in mature gardens adorned with roses to include private west facing garden to the rear, driveway, integral garage, sun room and kitchen with separate utility space. Centrally located in the popular coastal town of Sutton-On-Sea, within easy walking distance of amenities and only 200m of the beach, the property is offered to the market with uPVC double glazing, gas central heating and 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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<https://www.willsons-property.co.uk>

### Front of Property

Driveway accessed via double wrought iron gates leading to the garage, additional pedestrian gate, front garden set to lawns with mature shrubs and plants, concrete pathways to the front and side of the property and boundaries of dwarf brick wall, hedging and fencing.

### Kitchen

11'9" x 11'5" excl. bay (3.6m x 3.5m excl. bay)  
With a range of wall and base units, sink with mixer tap, two bowls and drainer, integrated cooker and electric hob with extractor over, tiled splashback, window and door to the sunroom, bay window to the side of the property and vinyl flooring.

### Hallway

15'5" x 6'2" x 2'7" (4.7m x 1.9m x 0.8m)  
'L'-shaped hallway with fuse box, loft access, radiator, thermostat, partially glazed uPVC external door to the front of the property and carpeted flooring.

### Living Room

11'9" x 11'9" excl. bay (3.6m x 3.6m excl. bay)  
Dual aspect room with chimney breast wall, hearth, mantel and electric fire, radiator, bay window with feature high-level glass panes to the front, additional window to the side of the property and carpeted flooring.

### Bedroom One

11'9" max excl. bay x 10'9" (3.6m max excl. bay x 3.3m)  
With bedroom fitment and wardrobes, radiator, bay window with high level feature stained glass panes to the front of the property and carpeted flooring.

### Bedroom Two

11'9" x 8'2" max (3.6m x 2.5m max)  
With radiator, carpeted flooring and window to the side of the property.

### Bathroom

8'6" x 5'10" max (2.6m x 1.8m max)  
With WC, wash basin, bath with electric shower over, airing cupboard housing immersion tank, shaver sockets and light, extractor fan, radiator, window to the rear sunroom and vinyl flooring.

### Sun Room

14'5" x 8'10" (4.4m x 2.7m )  
Of dwarf brick wall and uPVC construction with solid roof, radiator, carpeted flooring and external door to the garden.

### Utility Room

7'10" x 5'6" (2.4m x 1.7m)  
With base units, sink with two taps and drainer, British Gas wall mounted gas central heating boiler, tiled splash back, space and plumbing for washing machine, space and wall vent for tumble dryer, window to the rear garden and carpeted flooring.

### Private Rear Garden

Private west facing rear garden set primarily to lawns with borders of mature shrubs and plants, several small sheds, two small greenhouses, pedestrian access to the integral garage to the side of the property, concrete pathways and boundaries of hedging and fencing.

### 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 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 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9098-3051-5206-9535-5200

### Viewing

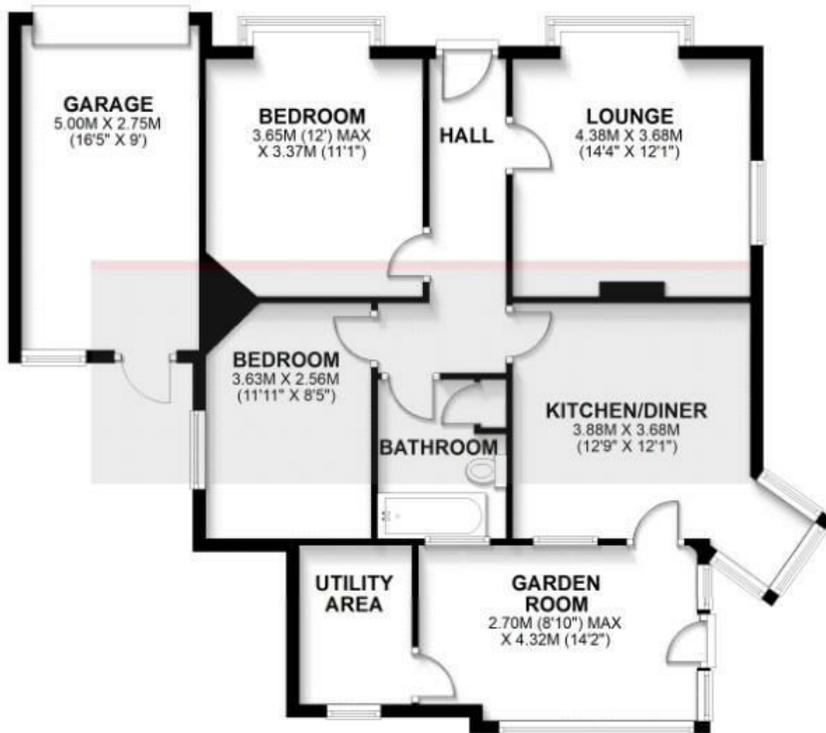
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

On entering the Sutton on Sea via the A1111, turn right at the roundabout onto the A52 Station Road. The property can be found on the right after 200m.  
What3words///triathlon.melts.local



52 Station  
Road  
Sutton-on-Sea  
Mablethorpe  
LN12 2HS

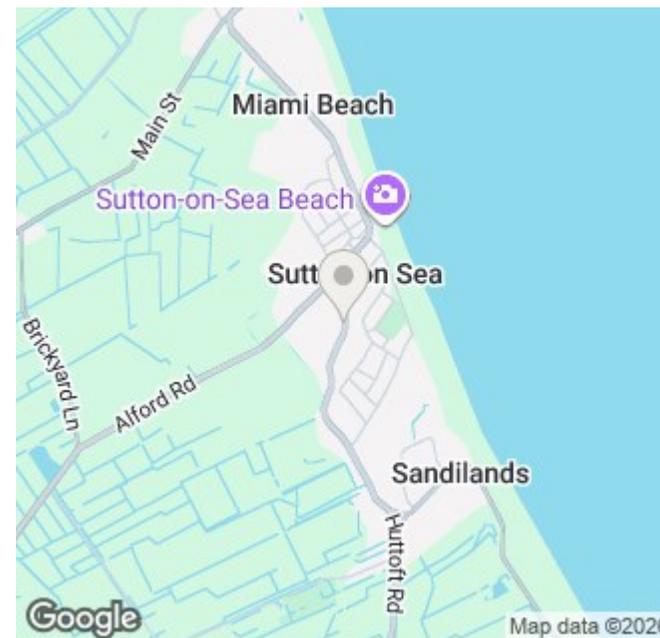


FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 97.2 SQ. METRES (1046.5 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.

