

6, Church Lane,

£169,995

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Willsons
SINCE 1842

6, Church Lane,
, Sutton-On-Sea,
Lincolnshire, LN12 2JB



"AGENT'S COMMENTS"

This two bedroom semi-detached bungalow, although requiring some modernisation, is already well presented and benefits from a dining kitchen, has a nicely sized south facing rear garden with fruit trees along with an attractive front garden and offers a driveway to the side of the property leading to the carport and garage to the rear and benefits from has uPVC double glazing and gas central heating. Situated within close walking distance of the Blue Flag beaches and promenade of the popular coastal village of Sutton-On-Sea, with local amenities close by, this property is brought to the market with no onward chain and offers a lovely retreat by the seaside.

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
Set to lawns with borders of flowers, plants and small shrubs, with driveway accessed via double wrought iron gates onto the concrete driveway and additional pedestrian gate and concrete pathway leading to the front door and across the front of the property, with boundaries of decorative block dwarf brick wall and fencing.

Entrance Hallway
Wide entrance hallway leading to all rooms of the property accessed via uPVC fully glazed front door with corresponding side panel, carpet tile flooring and full height integrated storage cupboards (1.3m x 0.4m) with hanging rail and housing boiler controls and fuse box with additional cupboard to the side (0.7m x 0.4m) housing immersion tank with shelving above.

Living Room
14'9" x 10'5" max (4.5m x 3.2m max)
Dual aspect room with with central chimney breast wall with wall mounted gas fire and back boiler, radiator, wall lighting, carpeted flooring and windows to the front and side of the property with aspects over the front garden and driveway.

Kitchen
10'9" x 8'2" (3.3m x 2.5m)
With the range of wall and base units, sink with draining board and mixer tap, space and plumbing for undercounter washing machine, space for full height fridge freezer, integrated oven with four ring gas hob above and extractor fan, partially tiled splash backs, partial wall boarding, wall lighting, seating area, radiator, carpet tile flooring, half glazed uPVC door to the driveway and garden and large picture window with aspects over the south facing garden.

Bedroom One
13'9" x 10'5" (4.2m x 3.2m)
With full height fitted wardrobe with shelving (1.2m x 0.3m), radiator, carpeted flooring and large picture window with aspects over the rear garden.

Bathroom
6'6" x 5'10" (2.0m x 1.8m)
With bath, WC, sink with individual taps, partially tiled walls, tiled flooring and window with obscured glazing.

Bedroom Two
10'5" x 7'2" (3.2m x 2.2m)
With radiator, carpeted flooring and window to the side of the property.

South Facing Garden
South facing rear garden set to lawns with areas of landscaped flower borders with flowers, plants and shrubs, concrete slab pathway to side of the garage leading to the pedestrian door, with separate area to the rear of the garden accommodating fruit trees to include mock orange and cherry, with boundaries of hedging and fencing.

Garage
24'3" x 8'6" (7.4m x 2.6m)
Accessed via double partially glazed wooden doors and benefiting from being re-roofed in recent years with non-cement fibre boarding panels, with power and lighting, pedestrian door and single glazed wooden window to the rear and concrete flooring.

Driveway
Concrete driveway running to the left hand side of the property and onward to the carport and garage to the rear providing multiple areas for parking.

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 'B' 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 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0500-6890-0622-7174-3763

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

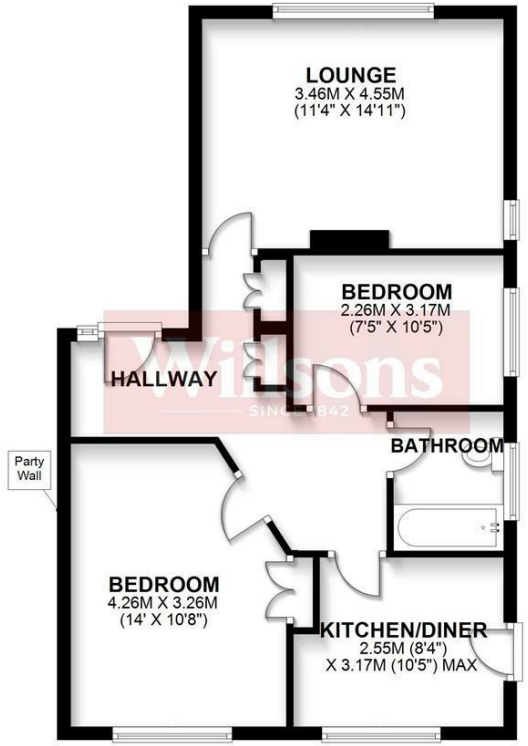
Directions
On entering the Sutton on Sea via the A1111, turn right at the roundabout onto the A52 Station Road. Turn left into Church Lane and the property can be found on the right after 95m.
What3words///redeeming.fallback.rosette







6 Church Lane
Sutton-on-Sea
Mablethorpe
LN12 2JB



FLOOR PLAN

TOTAL AREA: APPROX. 60.0 SQ. METRES (646.0 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.