



4, Queens Road, Sutton-On-Sea

£925 PCM



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**Willsons**  
SINCE 1842

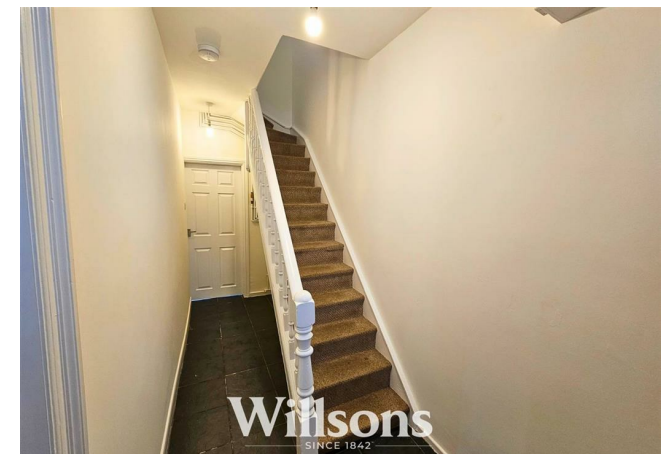
4, Queens Road,  
Sutton-On-Sea, Mablethorpe,  
Lincolnshire, LN12 2HT

### "AGENT'S COMMENTS"

*A recently redecorated three bedroom end of terrace property in the seaside town of Sutton-On-Sea, situated close to local amenities. The property benefits UPVC double glazing, Gas central heating, larger than average rear garden.*

### 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, shops and businesses, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approx. 3 miles to the north & has additional amenities including a cinema and sports centre. Secondary schools both Grammar and comprehensive can be found at the market town of Alford approx. 6 miles away.*



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### How To Apply To View

If you would like to apply to view this property, please complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

### Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

### Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totaling to £213.46 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Deposit

This property requires a deposit of 5 weeks' rent - totaling £1,067.30

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

Three bedroom end terrace close to local amenities

### Entrance Hall

15'9" x 4'9" (4.82 x 1.45)

UPVC front door, tiled floor, lights, meter cupboard, boiler, radiator, smoke and carbon monoxide alarms, telephone point, sockets and switches

### Lounge

12'9" x 10'2" (3.91 x 3.11)

Bay window, new carpet, light, aerial point, radiator, sockets and switches

### Dining Room

15'7" x 9'8" (4.75 x 2.97)

Tiled flooring, french doors leading to rear garden, light, radiator, sockets and switches, leading to:

### Kitchen

Tiled floor, window with roller blind, stainless steel sink and drainer, extractor hood, space for cooker, space and plumbing for washing machine, light, radiator, sockets and switches

### Landing

7'9" x 2'11" (2.37 x 0.90)

Room thermostat, loft hatch, smoke alarm, light, sockets and switches

### Bedroom 1

10'8" x 9'10" (3.27 x 3.01)

Window, radiator, light, sockets and switches

### Bedroom 2

10'8" x 8'5" (3.26 x 2.59)

Window with curtain pole, radiator, aerial point, light, sockets and switches

### Bedroom 3

8'3" x 6'10" (2.52 x 2.09)

Window with curtain pole, radiator, light, sockets and switches

### Bathroom

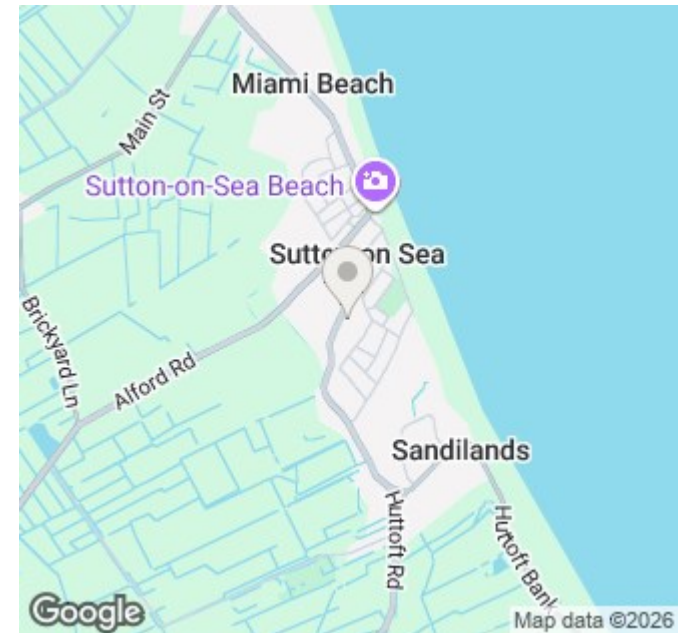
8'0" x 5'4" (2.45 x 1.65)

Window with roller blind, toilet, basin with separate taps, bath with electric shower, extractor fan, light, radiator, switches

### Rear Garden

fenced with shed and lawn area





## 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.

