13, Uppingham Road, Sutton-On-Sea

£230,000

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Willsons
SINCE 1842

13, Uppingham Road, Sutton-On-Sea, Mablethorpe, Lincolnshire, LN12 2NN

"AGENT'S COMMENTS"

This two bedroom detached bungalow with block paved driveway and detached garage occupying a corner plot offers dual aspect living room with open rural views, kitchen and separate utility boot room, two bedrooms and a further walk-through sitting room to the conservatory. Benefitting from double glazing and gas central heating, the property is set on a quiet cul-de-sac location with extended open views yet within easy walking distance of the high street and beach promenade of Sutton On Sea. The property requires modernisation throughout yet offers a sizeable floor plan, rural aspects and is brought to the market with 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, 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
Occupying a generous corner plot with lawned gardens to the front and side and extended views over open fields, concrete pathways to the front door and running to the sides of the property, small trees and shrubs, wide block paved driveway leading to the detached garage with additional bay providing side by side parking, external lighting, gated archway through to the rear patio garden and boundaries of picket fencing.

Internal Entrance Porch
3'11" x 2'11" (1.2m x 0.9m)
Accessed via a composite front entrance door with feature stained glass arch and full height side panel leading into internal porch with wall lighting and carpeted flooring.

Internal Hallway
17'0" x 4'7" min (5.2m x 1.4m min)
Wide central 'T'-shaped internal hallway with radiator, door chime, central heating thermostat, full height airing cupboard housing immersion tank with shelving above, further double cloaks cupboards with storage above, loft access and carpeted flooring,

Bedroom One
12'1" x 10'2" (3.7m x 3.1m)
With two walls of fitted wardrobes with overhead storage, radiator, carpeted flooring and window to the front of the property.

Shower Room
7'2" x 5'2" (2.2m x 1.6m)
Comprising corner shower cubicle with glazed surround, electric shower and extractor fan, wash basin, WC, radiator, tiled walls, carpeted flooring and window with obscure glazing.

Bedroom Two
9'2" x 10'9" (2.8m x 3.3m)
With wall of fitted wardrobes with overhead storage, radiator, carpeted flooring and window to the conservatory.

Bedroom Three / Sitting Room
9'2" x 8'6" (2.8m x 2.6m)
With double fitted wardrobe with shelving above, radiator, carpeted flooring and walk through to the conservatory.

Conservatory
17'8" x 7'6" (5.4m x 2.3m)
Of dwarf brick wall and uPVC construction with polycarbonate style roof, radiator, tiled flooring and French doors to the patio.

Living Room
18'4" x 13'1" max (5.6m x 4.0m max)
Dual aspect 'L'-shaped living room with bow window to the front and further window to the side, radiator, gas fire with wooden surround, two radiators and carpeted flooring.

Kitchen
12'1" x 9'2" (3.7m x 2.8m)
With range of fitted wall and base units, space for free-standing electric cooker with illuminated extractor over, space and plumbing for dishwasher and washing machine, stainless steel stink with mixer tap and draining board, radiator, vinyl flooring, wall mounted gas central heating boiler, partially tiled walls, wooden internal partially glazed door and window to the utility.

Utility / Boot Room
9'10" x 5'2" (3.0m x 1.6m)
With vinyl flooring, window and door to the rear courtyard garden.

Rear Courtyard Garden
Private patio garden of low maintenance two-tone concrete paving slab patio with external lighting, pathway access to the right hand side of the property, external wall tap, wooden garden shed, boundaries of brick wall and fencing and pedestrian door to the detached garage and archway through to the driveway.

Detached Garage
9'6" x 21'3" (2.9m x 6.5m)
With up-and-over garage door, independent fuse box, down lighting, concrete floor and partially glazed pedestrian door and window to the patio 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 601 111.

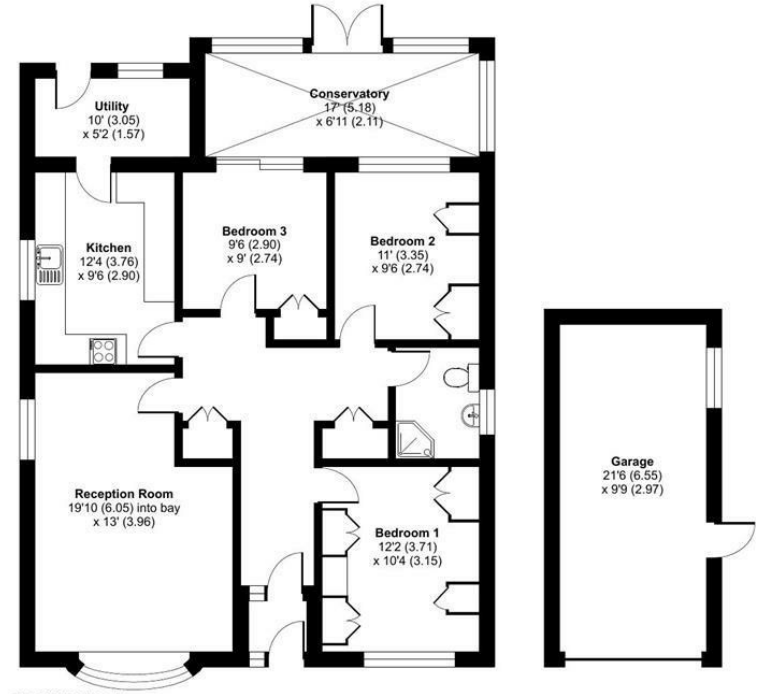
Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2525-3967-2200-3686-6204

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, cross the roundabout onto the A52 through the village of Sutton-On-Sea in the direction of Mablethorpe. Turn left onto Marine Avenue, right into South Road following the round around the outskirts of the town turning left into Oundle Road. The property can be found on the left after 50m.
What3words///took.seashell.nuptials

Uppingham Road, Sutton-on-Sea, Mablethorpe, LN12

Approximate Area = 1137 sq ft / 105.6 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1344 sq ft / 124.8 sq m
For identification only - Not to scale



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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.