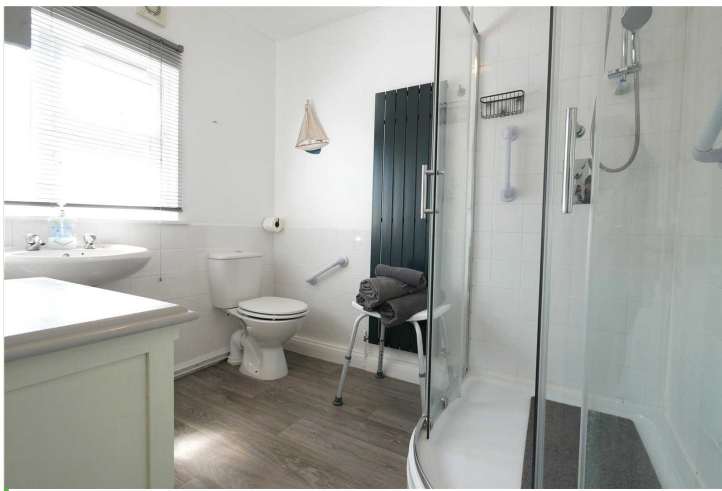




Sunnydene, Broadway, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12

Asking Price: £275,000

Tenure: Freehold



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Council Tax Band:
EPC Rating: C
Local Authority: East Lindsey District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Your Move is delighted to bring this two-bedroom detached bungalow to the market. Situated in the beautiful coastal town of Sutton-on-Sea, the property is located just moments from sandy beaches and excellent local amenities. The stylish accommodation briefly comprises two bedrooms, comfortable lounge, a dining room, kitchen, separate WC, shower room and a versatile loft room. Further benefits include extensive off-road parking and sizeable, private gardens. Chain Free!

Porch

4'1" x 5'4" (1.24m x 1.63m)
The main entrance opens into a porch featuring front and side-aspect double glazed windows, a wall light and a doorway leading into the lounge.

Kitchen

14'3" x 8'3" (4.34m x 2.51m)
The kitchen is fitted with a range of cream Shaker-style wall and base units, complemented by contrasting worktops and tiled splashbacks. It features a stainless steel sink with a drainer and mixer tap, a built-in oven and a four-ring induction hob. There is ample space and plumbing for a washing machine and dishwasher, alongside room for a freestanding fridge-freezer. A cupboard housing the boiler. Naturally bright, the room benefits from a side-aspect double glazed window and double French doors opening onto the rear decking and is finished with laminate flooring, a radiator and two ceiling lights.

Dining Room

9'3" x 14'7" (2.82m x 4.45m)
The dining room features double doors

opening directly onto the garden decking, making it ideal for indoor-outdoor living. It includes laminate flooring, radiator, a central ceiling light and provides direct access to both the kitchen and the upstairs reading room.

Lounge

12'1" x 14'6" (3.68m x 4.42m)
This welcoming room features a front-facing double glazed bay window, laminate flooring, and space for an electric fireplace as a central feature. Additional amenities include two radiators, a TV aerial point, ceiling light and multiple electric points.

Bedroom One

10'8" x 10'5" (3.25m x 3.18m)
Bedroom one features a double glazed front-facing bay window, laminate flooring, radiator, ceiling light and multiple power points.

Bedroom Two

11' x 10'8" (3.35m x 3.25m)
Bedroom two features a side-aspect double glazed window, laminate flooring, radiator, central ceiling light and power points.

Shower Room

6'7" x 8' (2m x 2.44m)
The Shower Room is fitted with a three-piece suite comprising a corner shower enclosure with a detachable shower head, a low-level WC with a push flush and a pedestal wash hand basin with stainless steel hot and cold taps. The space is finished with part-tiled walls, cushion flooring, double-glazed window to the side and benefits from a wall-mounted radiator, towel rail, extractor fan and both wall and ceiling lighting.

WC

4'11" x 2'9" (1.5m x 0.84m)
Fitted with a low-level WC featuring a push flush, this space includes a side-aspect double-glazed window, part-tiled walls, cushion flooring and a central ceiling light.

Study

6'9" x 8' (2.06m x 2.44m)
Stairs ascend to a versatile space, currently utilized as a study. This area features a front-facing double-glazed window, carpeted flooring and practical eaves storage. Completed by a radiator, ceiling light and power points.

Gardens

The front of the property is secured by double timber gates alongside a separate pedestrian gate, with an additional large timber gate on the opposite side. Paved driveways run down both sides of the home, providing ample off-road parking ideal for multiple vehicles and or a motorhome. The front garden also features outdoor lighting and a charming, compact seating area. To the rear, a spacious decking area offers the perfect spot for outdoor dining and entertaining, complemented by a summer house, a large storage shed and a practical outdoor tap. A secure gate leads through to a



For full EPC please contact the branch.

private, fully fenced large orchard boasting established fruit trees, including apple, plum and pear trees. Giving potential space for a development.

Buyers Note

Please note: This property is of non-standard construction.

Considering Making An Offer?

Prospective purchasers wishing to make an offer on this property are asked to bring current photographic identification (a valid driving licence or passport) for anti-money laundering purposes, together with estate agent details or evidence of funds in the case of a cash purchase. As estate agents, we are required by law to carry out anti-money laundering checks ourselves, in accordance with HMRC guidance; no third-party checks are necessary. Once an offer has been accepted (subject to contract), identification checks will be arranged at a non-refundable fee of £40 (inclusive of VAT) per person, which must be completed before the memorandum of sale can be issued. Please contact our office with any queries regarding

