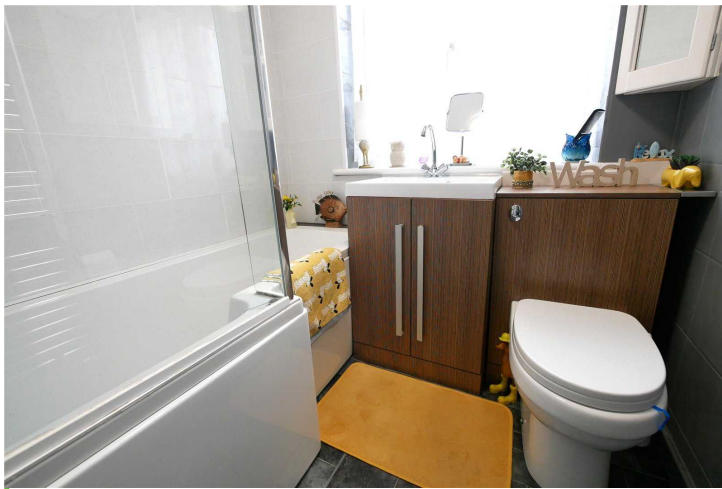




1A, Moreland Avenue, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12

Asking Price: £210,000

Tenure: Freehold



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**Asking Price: £210,000 Tenure: Freehold**

Council Tax Band: B  
EPC Rating: D  
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](http://your-move.co.uk)

Your Move is delighted to bring to the market this beautifully presented two-bedroom detached bungalow, situated in Sutton-on-Sea within close proximity to local amenities and sandy beaches. The accommodation comprises two double bedrooms, a spacious lounge, a fitted kitchen and a sunroom, complemented by well-maintained gardens to the front and rear. Viewing is highly recommended to fully appreciate this lovely home.

**Hallway**

7' x 3'6" (2.13m x 1.07m)  
Accessed via a composite front door, this L-shaped hallway features a loft hatch, ceiling light, radiator and central heating programmer with thermostat controls.

**Kitchen**

8'11" x 9'5" (2.72m x 2.87m)  
Fitted with classic shaker-style wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include a built-in Zanussi oven and a Hotpoint four-ring electric hob. There is plumbing for a washing machine and dishwasher, plus dedicated space for an up right fridge, freezer. Complete with a stainless steel single-bowl sink with mixer tap, ceiling lighting and a smoke alarm.

**Sun Room**

9'5" x 10' (2.87m x 3.05m)  
A slight step leads up into the sunroom, where double doors open out onto the garden. Bright and airy with windows to the rear and side, the room features a wall-mounted radiator, ceiling light and ample space for a dining table.

**Bedroom One**

9'6" x 13'7" (2.9m x 4.14m)  
Bedroom One features double doors opening directly into the garden, a radiator and a ceiling light.

**Bedroom Two**

9'3" x 8'1" (2.82m x 2.46m)  
Bedroom Two features built-in wardrobes, dual-aspect windows to the front and side, a radiator and a ceiling light.

**Lounge**

9'7" x 16'8" (2.92m x 5.08m)  
The focal point of the room is a central electric fireplace. Complete with a front-facing window, carpeted flooring, a radiator and a ceiling light.

**Bathroom**

6'4" x 6'1" (1.93m x 1.85m)  
Fitted with a modern three-piece suite comprising a combination unit with a push-button flush WC and a wash hand basin with a stainless steel mixer tap. Features an L-shaped bath with a stainless steel waterfall shower head and bath taps. Complete with tiled splashbacks, a side-aspect window, a wall-mounted radiator and a ceiling light.

**Gardens**

To the front of the property, a concrete driveway leads to the garage beneath a covered carport, complemented by a decorative stone area with feature planting. A gate opens to the private, fully enclosed rear garden, which features flower bed planter borders and a spacious decking area for seating. Further benefits include outside power points and exterior lighting.

**Garage**

17'9" x 7'5" (5.4m x 2.26m)  
Equipped with an up-and-over door to the front, car port and a rear pedestrian door for easy access. Benefits from power, lighting and houses the consumer unit.

**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 this process.

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For full EPC please contact the branch.

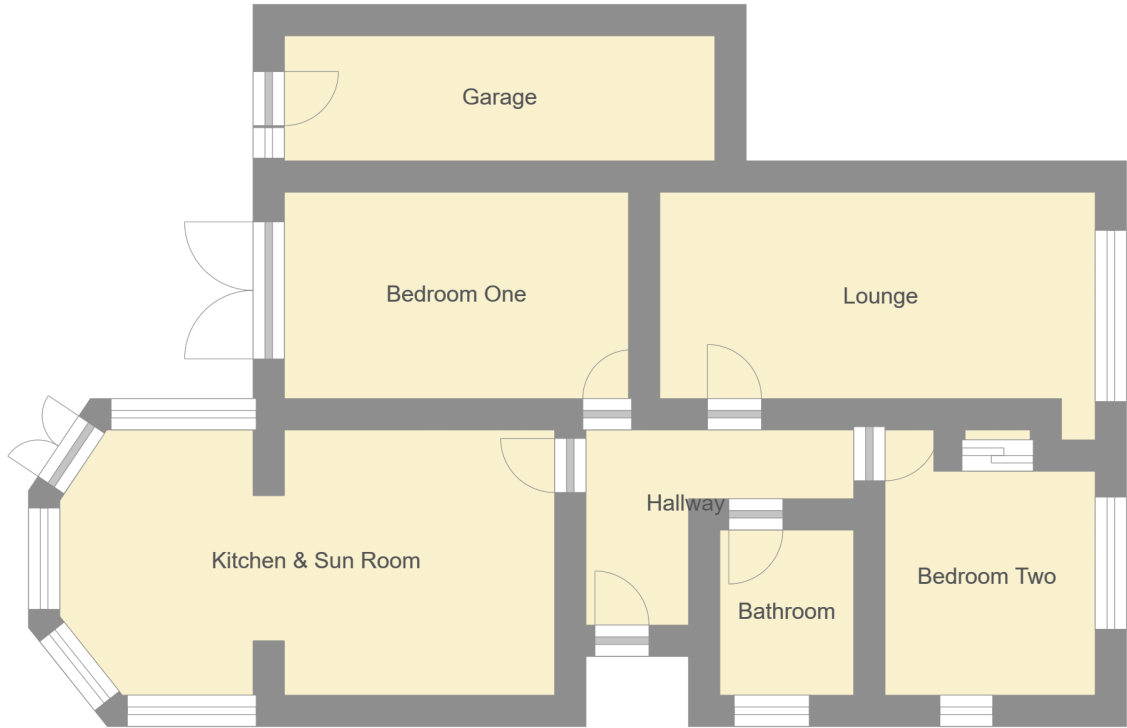
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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



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