



11A, Marine Avenue West, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12

Asking Price: £230,000

Tenure: Freehold


YOUR MOVE

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Council Tax Band: C
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 present to the market this appealing two-bedroom detached bungalow, situated in the sought-after coastal town of Sutton-on-Sea. Ideally located just moments from sandy beaches and local amenities, the accommodation comprises two bedrooms, a kitchen/diner, spacious lounge, shower room and a bright conservatory. Further benefits include a garage, well-maintained gardens, double glazing and gas central heating throughout.

Porch
2'9" x 4'2" (0.84m x 1.27m)
Entered via the main front door, the porch features a central ceiling light and a further door leading directly into the main hallway.'

Hallway
10'7" x 5'4" (3.23m x 1.63m)
The central hallway gives access to all principal rooms and includes a useful storage cupboard housing the hot water cylinder. The space also features a radiator and a loft hatch providing access to a partially boarded loft space.

Kitchen
17'3" x 8'6" (5.26m x 2.6m)
The kitchen is fitted with a range of shaker-style wall and base units, complemented by contrasting black worktops and tiled splashbacks. It features a one and half bowl ceramic sink with a stainless steel mixer tap, space and plumbing for a washing machine, an integrated oven and a four-ring electric hob with an extractor fan above. Additional features include a cupboard housing the gas boiler, space for a dining table and chairs and a consumer unit. Natural light fills the room via

dual-aspect windows to the front and side, with a central ceiling light and radiator completing the space.

Lounge
17'10" x 12'2" (5.44m x 3.7m)
A bright and welcoming room featuring a front-facing bow window and a focal fireplace set within a decorative surround with an inset electric fire. Finished with fitted carpets, the space includes a TV aerial point, radiator and central ceiling light.

Bedroom One
11'1" x 13' (3.38m x 3.96m)
Bedroom One is a spacious double bedroom featuring carpeted flooring and direct access to the conservatory via a private door. The room is completed with a central ceiling light and a radiator.

Bedroom Two
12'11" x 9'8" (3.94m x 2.95m)
A carpeted double bedroom benefiting from a window to the rear, a central ceiling light and a radiator.

Conservatory
14'8" x 10'11" (4.47m x 3.33m)
The conservatory features a pitched polycarbonate roof and benefits from a radiator, a side door and double doors opening directly out to the garden.

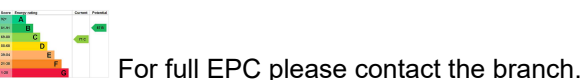
Shower Room
7'7" x 6'4" (2.3m x 1.93m)
Fitted with a three-piece suite, this shower room comprises a large shower enclosure with 'Triton' controls, a WC with a lever flush and a pedestal wash hand basin with classic hot and cold taps. The room features full floor-to-ceiling wall tiling, vinyl flooring, radiator, a central ceiling light and a window to the side.

Garage
16'11" x 8'10" (5.16m x 2.7m)
Complete with power and lighting, the space

benefits from a main up-and-over door to the front and an additional side pedestrian door.

Gardens
To the front of the property, a neat lawned area sits alongside a spacious driveway providing ample parking and leading directly to the garage. Double gates to one side, along with a separate pedestrian gate, provide access to the private rear garden. The garden is mainly laid to lawn, fully enclosed by timber fencing, and benefits from an outside water tap.

Location
The property is situated in the coastal village of Sutton on Sea, which has a range of shops and stores, primary school, doctors, public houses and restaurants. Sutton on Sea has access to an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. It is an ideal place to settle down after a busy life. There are



markets towns in Louth and Horncastle, whilst the main regional business centres are in Grimsby, Boston and Lincoln.

Considering Making An Offer?
If you think you may want to offer on this property and to save you any inconvenience if you live at a distance, please would you bring with you current photo ID for anti money laundering purposes. This can be a current driving licence or passport. If you have neither, ask us when you book the viewing and we can advise you of what is acceptable. If you do offer, please would you also have details of your estate agent, or evidence of funds if it is a cash purchase. Although solicitor's details will not be required when you offer, if you have them as well, it helps.

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