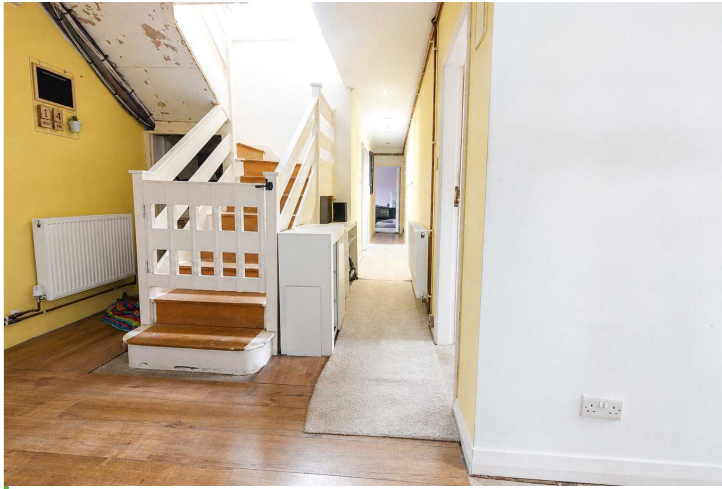




Church Lane, Sutton-on-Sea,
Mablethorpe, Lincolnshire, LN12

Offers Over: £300,000

Tenure: Freehold



your-move.co.uk

Church Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12
Offers Over: £300,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: E
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 to the market this substantial five-double-bedroom detached home. While currently an ongoing project, this property offers incredible potential to create a superb family residence. Early viewing is essential to fully appreciate the scope and lifestyle this home has to offer.

58 Church Lane

Positioned on an expansive plot within a highly desirable neighbourhood, this impressive five-bedroom detached residence combines seaside convenience with exceptional space. Framed by large wrap-around gardens, the property benefits from a double garage and extensive driveway parking. The sprawling interior features a magnificent open-plan kitchen and dining area, a bright family lounge, five well-proportioned bedrooms (including an en-suite master and a bedroom opening onto a sun terrace), and a family bathroom.

Gardens

To the front of the property, a large driveway provides ample off-road parking and direct access to the detached double garage, which has an electric roller door and lighting. The home is surrounded by private, fully fenced wrap-around gardens primarily laid to lawn. Immediately accessible from the lounge, a spacious paved patio offers the ideal setting for outdoor dining and entertaining. The exterior also benefits from outdoor power sockets, an electric vehicle charging point and external lighting.

Renovations & Planning Permissions

While this home is currently a project, significant foundational work is already complete alongside valuable planning

permissions. Key upgrades include a full rewire with a new consumer unit, data cabling in every room, a fully installed CCTV alarm system, new radiators, an air source heat pump and fully owned solar panels. Planning approval is in place for a side extension, as well as a separate two-bedroom log cabin in the rear garden and permission to extend the garage and add an indoor swimming pool. Presenting incredible potential, this property is ready for a buyer to complete its transformation into a truly exceptional home.

Location

Situated just a short stroll from the beach, this home is located in the charming coastal village of Sutton on Sea. The village offers a well-served community complete with local shops, a primary school, a medical centre, traditional pubs and eateries. Residents enjoy access to an attractive sandy beach and a wide promenade—ideal for walking, cycling, and mobility scooters—making it a perfect retreat to relax and settle down. For broader amenities, the market towns of Louth and Horncastle are easily accessible, while Grimsby, Boston and Lincoln provide main regional business links.

Considering Making An Offer?

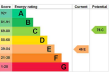
Prospective purchasers wishing to make an offer on this property are asked to bring current photographic identification (a valid driving licence or passport) for anti-money laundering purposes, together with estate agent details or evidence of funds in the case of a cash purchase. As estate agents, we 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.

YOUR MOVE is a trading name of Coastal & Country Properties Ltd. Registered in England No: 6453306. Registered Office: 48 High Street, Sutton-on-Sea, Mablethorpe, LN12 2HB. VAT No:GB925098704. YOUR MOVE is an independently owned and operated business, operated under license from your-move.co.uk Ltd. YOUR MOVE is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited, which is authorised and regulated by the Financial Conduct Authority (FRN: 435779) for mortgage and non-investment insurance advice. These details may be verified with the FCA at <http://www.fca.org.uk/firms/systems-reporting/register>. You may also contact Your Move at enquiries@your-move.co.uk

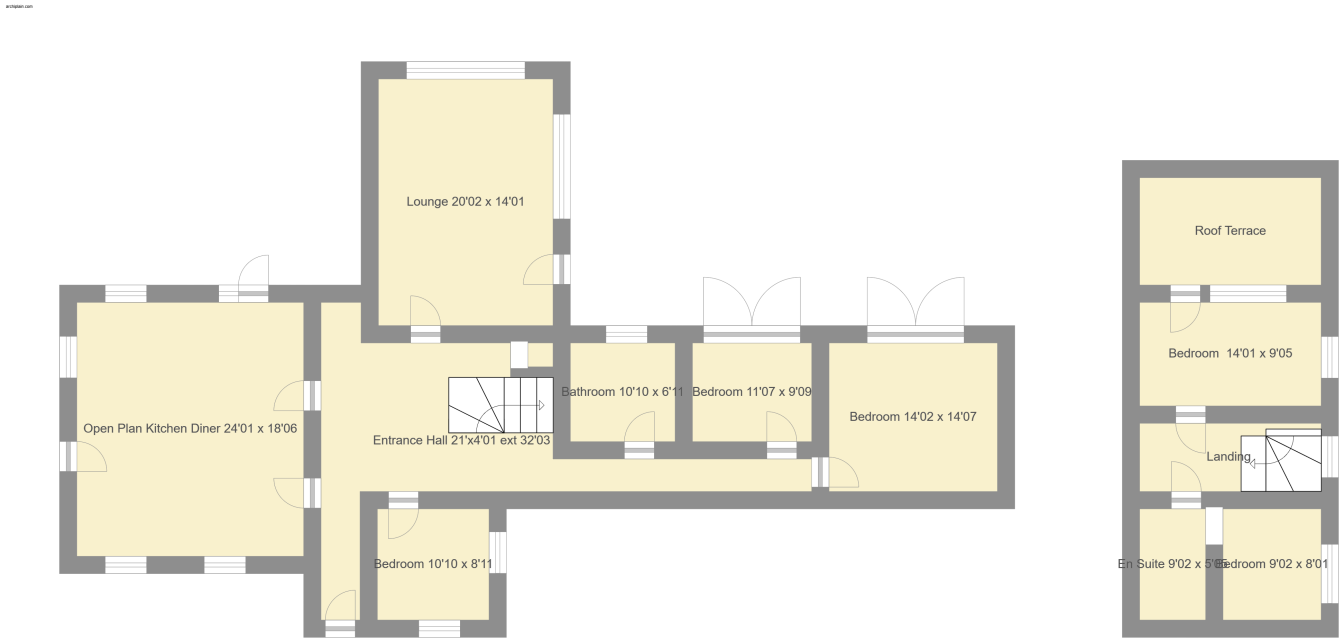
All Measurements
All Measurements are Approximate.

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.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.