



Tramway Drive, Sutton-on-Sea,
Mablethorpe, Lincolnshire, LN12

Asking Price: £195,000

Tenure: Freehold



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Council Tax Band: B
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 proud to bring to the market this three-bedroom semi-detached house, situated in Sutton-on-Sea close to local sandy beaches and amenities. The property boasts three bedrooms, a kitchen/diner, lounge, conservatory, bathroom and a separate WC, with further benefits including gas central heating and double glazing.

Entrance Hall

22'7" x 3'5" (6.88m x 1.04m)
The main front door opens into an entrance hallway complete with a WC, radiator, ceiling light and stairs rising to the first floor.

WC

4'10" x 3'2" (1.47m x 0.97m)
The separate cloakroom is fitted with a modern push-flush WC and a vanity wash basin featuring a stainless steel mixer tap. Additional features include a radiator, ceiling light and a front-facing window.

Lounge

12'1" x 16'2" (3.68m x 4.93m)
At the heart of the lounge is a central gas fireplace with a decorative surround, complemented by a front-facing window, TV aerial point, ceiling light and a radiator. The room also benefits from a built-in storage cupboard enclosing the combination boiler.

Kitchen Diner

15'1" x 9'8" (4.6m x 2.95m)
The kitchen is fitted with a range of white wall and base units, complemented by contrasting worktops and tiled splashbacks. It features a black sink with drainer and mixer tap, alongside space and plumbing for a washing machine and dishwasher, plus under-counter

space for a fridge and wine cooler. Built-in appliances include an oven with a four-ring hob and extractor fan above. Finished with downlighting, a radiator, a rear-facing window and double doors opening into the conservatory

Conservatory

11'2" x 14'8" (3.4m x 4.47m)
The conservatory features a pitched roof, a low-level brick dwarf wall with window ledges and windows to both the side and rear aspects. Complete with downlighting, wall lighting, and double doors opening directly onto the garden.

Landing

8'10" x 6'1" (2.7m x 1.85m)
The landing features a side-aspect window, a ceiling light, loft access and doors leading to all first-floor rooms.

Bathroom

9'2" x 5'10" (2.8m x 1.78m)
The bathroom is fitted with a modern three-piece suite comprising a bath with a stainless steel shower head and traditional hot and cold taps, a vanity wash basin with a mixer tap and a push-flush WC. Additional features include a built-in airing cupboard, a front-facing window, a wall-mounted radiator, downlighting, an extractor fan and a wall light.

Bedroom One

8'10" x 14'9" (2.7m x 4.5m)
Bedroom One is a spacious double room featuring a front-facing window, TV aerial point, radiator and a ceiling light.

Bedroom Two

11'5" x 8'9" (3.48m x 2.67m)
Bedroom Two is a well-proportioned room featuring a rear-facing window overlooking the garden, radiator and a ceiling light.

Bedroom Three

8'3" x 7'7" (2.51m x 2.3m)

A comfortable bedroom complete with a rear aspect window, radiator and ceiling light.

Gardens

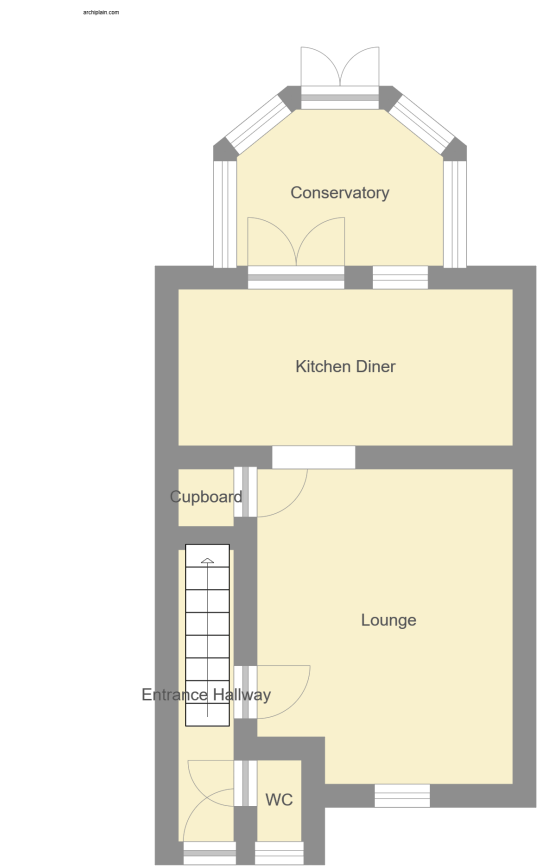
To the front of the property, a paved walkway leads to the main entrance and extends down the side to gated access, flanked by decorative pebble borders, neat lawns, and established planted beds. The property also benefits from one allocated parking space. Through the side gate, the low-maintenance rear garden is predominantly laid to paved slabs and is fully enclosed by a brick wall and timber fencing. Practical additions include two outdoor sheds—one fully equipped with power and lighting—alongside an outdoor water tap.

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



For full EPC please contact the branch.



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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All Measurements
All Measurements are Approximate.

