



## 4 bed detached bungalow to buy in LN12

Crabtree Lane, Sutton-on-Sea,  
Mablethorpe, Lincolnshire, LN12 2RT

**£170,000** Starting Bid

 x 4  x 1  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ DETACHED Bungalow
- ✓ TWO Reception Rooms
- ✓ THREE Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

\*Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Lovelle in connection with Pattinson Auction offer for sale this spacious THREE Bed DETACHED Bungalow which sits on a sizeable plot on Crabtree Lane, Sutton On Sea. Having a fantastic size rear garden with open field views. Having TWO Reception Rooms, family bathroom, large kitchen, privately enclosed rear garden and TWO Driveways.

The property comprises of Entrance Hall, Lounge, 2nd Reception Room, Conservatory, Rear Lobby and Pantry, THREE Bedrooms and Bathroom. With Rear Garden, TWO Driveways and Garage.

### Location

The property is situated in the coastal village of Sutton-On-Sea which has a range of shops and stores. There is a primary school, a doctors' surgery, public houses and restaurants. Sutton-On-Sea has 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 market towns in Louth and Horncastle, while the main regional business centres are in Grimsby and Lincoln.

### Auctioneers Additional Comments

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request

### Auctioneers Additional Comments

and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

#### Auctioneers Additional Comments

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

1.10m x 2.33m (3'7" x 7'7")

Door into entrance hallway, loft access, alarm system and door into;

---

## Bedroom Two

2.83m x 3.29m (9'3" x 10'9")

Window to front elevation, Double bedroom, power points and pedestal hand wash basin.

---

## 2nd Reception Room

4.25m x 3.33m (13'11" x 10'11")

Dual aspect windows to rear and side elevation, built in double storage cupboard, power points , radiator and door leading into;

---

## Rear Lobby and Pantry

0.91m x 1.05m (2'11" x 3'5")

Door out into the garden, wall mounted consumer unit and power points.

---

## Kitchen Diner

4.40m x 3.33m (14'5" x 10'11")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, integrated fridge/freezer , space for freestanding cooker, space and plumbing for washing machine, space for dining table, part tiled walls and power points. The new ' Navien' gas boiler is housed here.

---

## Inner Hallway

3.61m x 1.23m (11'10" x 4'0")

With access to the loft , power points and doors off to all rooms.

---

## Lounge

4.41m x 3.64m (14'5" x 11'11")

Windows to rear elevation, feature fireplace with wooden mantle, tv aerial point, telephone point, power point, radiator and coving to ceiling.

---

## Conservatory

1.55m x 3.66m (5'1" x 12'0")

With windows to rear elevation, single door out into the garden, poly carbonate roof and power points.

---

## Bedroom One

4.04m x 3.65m (13'3" x 11'11")

Bay window to front elevation, Double bedroom, two built in wardrobes, tv aerial, power points and radiator.

---

## Bedroom Three

2.74m x 3.39m (8'11" x 11'1")

Window to front elevation, Double bedroom, power points, tv aerial and radiator.

## **Bathroom**

*2.09m x 1.97m (6'10" x 6'5")*

Obscure window to side elevation, a three piece suite comprising of a bath with electric shower over, pedestal wash hand basin, WC, radiator, fully tiled walls and extractor fan

---

## **External**

Rear Garden

You will find a privately enclosed rear garden with fencing and hedging to all perimeters. The rear garden is laid predominately to lawn with mature trees, shrubs, bushes and established fruit trees. There is a paved patio seating area as well as a timber shed and greenhouse.

Driveway

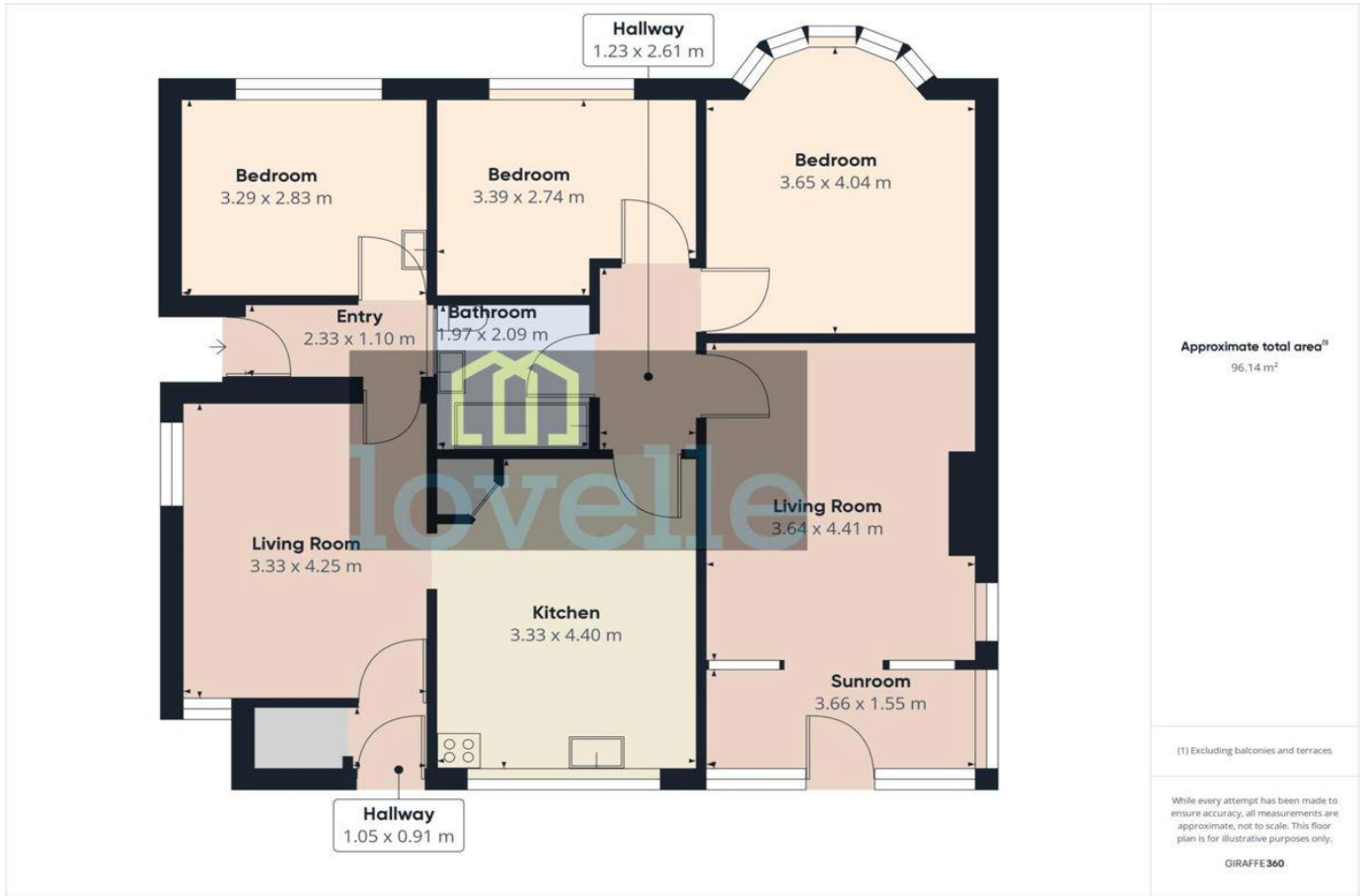
To the front you will find two concrete driveways allowing several vehicles to park.

Front

The front of the property has a lawned area with a concrete pathway leading to the front entrance and brick built wall defining the boundary.

Garage

Detached, up and over door with power and lighting, two windows to the side elevation and a pedestrian door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Crabtree Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RT

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

