



  
lovelle

## 2 bed detached bungalow to buy in LN12

Trusthorpe Road, Sutton-on-Sea,  
Mablethorpe, Lincolnshire, LN12 2LG

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Two Double Bedrooms
- ✓ Rear Garden
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ 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.

Lovelles in connection with Pattinson Auction are pleased to present this spacious two double bed detached property benefitting from NO UPWARD CHAIN. The property is located within a short walk to the beach in Sutton On Sea. The property is located within a short walk to the beach in Sutton On Sea. The property comprises of Entrance Hall, Lounge, Kitchen, Bathroom and Two Bedrooms. With Rear Garden, Driveway and Garage.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

### Auctioneers Additional Comments Continued...

The property is being sold via a transparent online auction.

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.

Auctioneers Additional Comments Continued...

A Legal Pack associated with this particular property is available to view upon request 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.

Auctioneers Additional Comments Continued...

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 up to 6% inc VAT (subject to a minimum which could be up to £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.

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: B

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

1.78m x 0.38m (5'10" x 1'2")

Entry gained via a UPVC door, window to side and door into;

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## Hallway

2.01m x 4.71m (6'7" x 15'5")

Access to all rooms, staircase to first floor, radiator, power points , telephone point and storage cupboard.

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## Lounge

3.40m x 5.14m (11'1" x 16'10")

Large picture window to front elevation, feature electric fireplace , radiator, tv point and power points.

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## Kitchen

2.71m x 2.61m (8'10" x 8'6")

Window to rear elevation, a fitted kitchen with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, space for cooker, space for under counter fridge, tiled splashbacks, radiator and power points. Door out to rear garden.

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## Bathroom

2.64m x 2.34m (8'7" x 7'8")

Obscure window to rear elevation, a three piece suite comprising of bath, pedestal wash hand basin, WC, built in storage cupboard housing hot water tank , partly tiled walls and radiator.

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## Landing

1.94m x 5.14m (6'4" x 16'10")

Window to side elevation, access to both rooms , access to loft via a loft hatch and power point.

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## Bedroom One

3.40m x 5.13m (11'1" x 16'9")

Large picture window to front elevation, double bedroom, radiator , power points and tv point.

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## Bedroom Two

2.69m x 5.15m (8'9" x 16'10")

Large picture window to rear elevation, double bedroom, radiator, power points and tv point.

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## Rear Garden

To the rear you will find a well maintained rear garden laid to lawn with a variety of mature trees , plants and shrubs. The garden is private and has hedging and fencing to define the boundary and create privacy.


## **Driveway**

The front of the property is laid to gravel with a concrete driveway to the side allowing several vehicles to park. With fencing to all sides.

Garage

With up and over door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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 

Trusthorpe Road, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2LG

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

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