



Mylnhurst Broadway, Sutton-On-Sea Mablethorpe LN12 2JN

welcome to

Mylnhurst Broadway, Sutton-On-Sea Mablethorpe

A well-presented detached two bedroom bungalow in the popular coastal village of Sutton-on-Sea. Offering spacious accommodation including lounge, dining room, conservatory, kitchen, front and rear gardens, garage and driveway parking. Ideally located close to local amenities and the beach.

Entrance Hall

Welcoming entrance hall providing access to the main accommodation, with doors leading through to the lounge and further rooms.

Lounge

18' 1" x 12' 1" (5.51m x 3.68m)

A bright and comfortable reception room with window to the front aspect, radiator and space for a range of lounge furnishings.

Dining Room

10' x 7' 1" (3.05m x 2.16m)

A separate dining area with access towards the kitchen and conservatory, providing a practical space for family meals and entertaining.

Kitchen

10' x 9' (3.05m x 2.74m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, integrated appliances, sink unit and window to the rear aspect. A practical and well-appointed cooking space.

Conservatory

9' x 9' (2.74m x 2.74m)

A useful additional reception space enjoying views over the rear garden, with windows providing plenty of natural light and access to the outdoor area.

Bedroom One

12' x 11' (3.66m x 3.35m)

A spacious double bedroom with window to the rear aspect, radiator and ample space for bedroom furniture.

Bedroom Two

10' x 10' (3.05m x 3.05m)

A comfortable second bedroom with window to the

front aspect, radiator and space suitable for a single bedroom, guest room or home office.

Bathroom

Family bathroom fitted with a suite comprising bath, wash hand basin and WC, with window and radiator.

External

The property benefits from a front garden with driveway providing off-road parking and access to the detached garage.

Front Garden

The property benefits from a front garden with driveway providing off-road parking and access to the detached garage.

Rear Garden

An enclosed rear garden offering a private outdoor space with lawned areas, planted borders and patio seating area, ideal for enjoying the coastal surroundings.

Garage

16' x 10' (4.88m x 3.05m)

Detached garage providing useful storage space and additional parking potential.





view this property online williamhbrown.co.uk/Property/SKG110363



welcome to

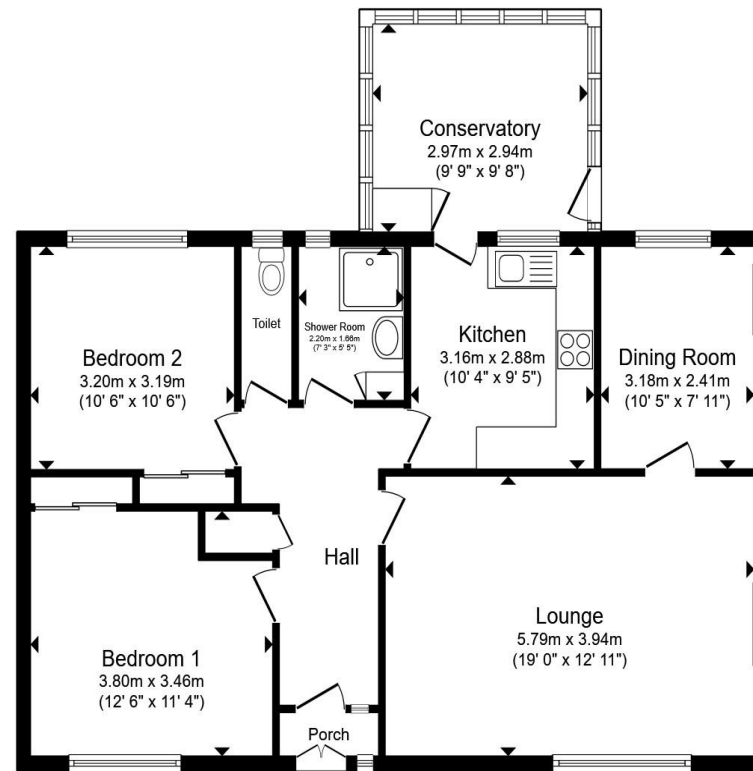
Mylnhurst Broadway, Sutton-On-Sea Mablethorpe

- Detached Two Bedroom Bungalow
- Spacious Lounge with front aspect
- Separate Dining Room & Kitchen
- Family Bathroom
- Conservatory overlooking the rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£240,000



Total floor area 92.1 m² (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/SKG110363



Property Ref:
SKG110363 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01754 768311



Skegnness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk