CHOICE PROPERTIES

Estate Agents

Eastfield Lodge Alford Road, Sutton-On-Sea, LN12 2RL

Price £650,000



It is a pleasure for Choice Properties to bring to the market this most spacious and impressive detached dormer property benefitting from a one bedroom self contained annex, spacious plot and certified Caravan and Camping Club site. The main property boasts 3 bedrooms (two en-suite) and ample living space for a family or entertaining guests, while the self contained annex provides the opportunity for multi-generational living. Outdoors, the certified Caravan and Camping Club site offers a potential income stream and benefits from modern wc and shower facilities and five caravan pitches (planning permission has been approved to extend to ten caravan pitches). Early viewing is certainly advised to appreciate this fantastic opportunity!

This spacious and well laid out accommodation benefits from oil fired central heating, uPVC double glazing, separate septic tank systems for the property and campsite and comprises:

Composite Front Entrance Door
Leading into:

Entrance Hall
23'3" x 5'8"
Staircase to the first floor landing. Under stairs storage. Built in storage cupboard. Tiled flooring. Radiator.

Reception Room
13'5" x 17'11"
Light and airy reception room with dual aspect windows. TV aerial point. Two radiators. Tiled flooring. Underfloor heating.

Kitchen/Diner
23'5" x 11'9"
Fitted with a range of stylish wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated double oven, integrated six ring gas hob with extractor over, integrated microwave, integrated fridge/freezer and dishwasher. Island with storage, pop up power points and breakfast bar. Spot lighting. Ample space for dining table. Tiled flooring and part tiled walls. Tall column radiator. Underfloor heating.

Utility
13'4" x 4'4"
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, plumbing and space for washing machine and dryer. Oil fired 'Worcester' boiler. Tiled flooring. uPVC rear door leading to the garden.

Office
8'7" x 12'6"
Originally the garage and has been converted since but could easily be taken back to the garage.

Sunroom
10'11" x 12'6"
Light and bright sunroom with tri-fold patio doors, vaulted ceiling with two skylights, spot lighting, tiled flooring. Under floor heating.

Bedroom 3
9'10" x 11'9"
Spacious double bedroom. Built in wardrobes. Radiator. Tiled flooring.

Bathroom
6'0" x 9'8"
Fitted with a three piece suite comprising a tiled bath tub with taps over, pedestal hand wash basin and wc. Tiled walls and flooring. Spot lighting. Towel rail radiator.

First Floor Landing
3'8" x 7'2"
Built in storage cupboard. Doors to:

Bedroom 1
12'1" x 11'6"
Spacious double bedroom. Radiator.

Dressing Room
7'5" x 21'3"
Fitted wardrobes. Radiator.

En-Suite
5'0" x 7'0"
Fitted with a modern three piece suite comprising shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Towel rail radiator. Tiled flooring.

Bedroom 2
11'3" x 11'4"
Spacious double bedroom with built in wardrobes. Radiator.

En-Suite
5'8" x 5'0"
Fitted with a modern three piece suite comprising shower enclosure with electric shower over, hand wash basin set in vanity unit and dual flush wc. Towel rail radiator. Tiled flooring.

Rear Entrance Hall
11'7" x 4'1"
With uPVC side access door and access to the self contained annex.

Annex Hallway
3'8" x 18'6"
Tiled flooring. Spot lighting. Loft access. uPVC entrance door. Under floor heating.

Annex Open Plan Living
13'7" x 19'5"
Fitted with a modern kitchen comprising wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integrated oven and microwave, integrated four ring induction hob with extractor over, space for freestanding fridge/freezer.
Double opening patio doors leading to the garden. TV aerial point. Tiled flooring. Underfloor heating.

Annex Bedroom
9'7" x 11'8"
Spacious double bedroom. Built in wardrobes. Spot lighting. Tiled flooring. Under floor heating. TV aerial point.

Annex Shower Room
7'3" x 6'3"
Fitted with a modern three piece suite comprising a walk in shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Part tiled walls. Tiled flooring. Under floor heating and towel rail radiator.

Gardens
The property benefits from generous gardens to the rear which are privately enclosed and mainly laid to gravel and decking for ease of maintenance. The gardens benefit from a number of useful sheds and outbuildings, one currently used for a gym.

Driveway
In & out driveway to the front of the property providing access to ample off road parking for the property and access to the caravan and camping club.

Caravan & Camping Club
To the right hand side of the plot is the Caravan and Camping Club Certified site. With five pitches (planning approved to extend to 10) and modern, well kept facilities including wash facilities, showers and wc, there is great potential for an extra income stream for any potential buyer.
The planning application can be viewed through East Lindsey District Council's planning portal with the reference: 00704/26/FUL

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C. Annex - Band A.

Viewing Arrangements
By appointment through Choice Properties on 01507 443777.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Additional Information
Owned Solar Panels with battery storage

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.













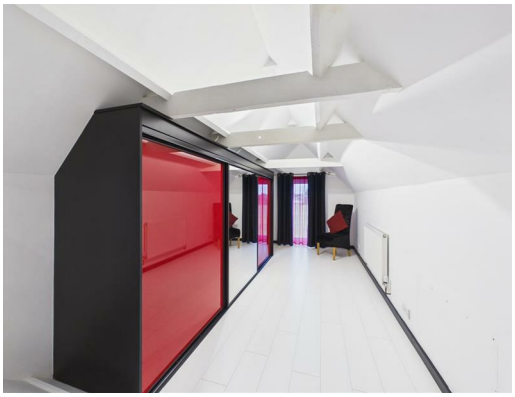
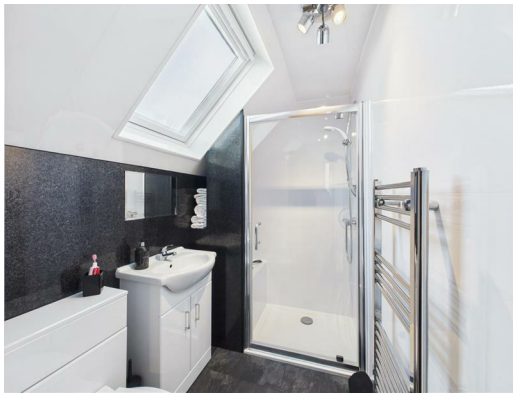




HANG ON A
MINUTE
OVERTHINK
THIS




































Floor 0 Building 1



Floor 1 Building 1



Approximate total area(1)

2290 ft²

Reduced headroom

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Sutton office head towards Alford over the roundabout onto Alford Road and Eastfield Lodge can be found on your right hand side before you reach Brickyard Lane.

