



Victoria Road | Mablethorpe | LN12 2AJ

Asking Price: £400,000



When it comes to  
property it must be

  
lovelle



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## SUMMARY

- Three Self Contained Flats
- Two Separate Garages
- 56ft Workshop
- Town Centre Only 0.2 Miles Away
- Driveway
- Investment Opportunity

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## DESCRIPTION

Lovelle are pleased to offer this brilliant investment opportunity. The detached property is split into a two-bedroom ground floor flat, one bedroom ground floor flat, three-bedroom 1st & 2nd floor flat, 2 garage units and a 56ft workshop. The flats are currently tenanted and will be sold with these in situ. The property is located within 0.3 miles of the beach and town centre of Mablethorpe. This property is a must view to appreciate the size.

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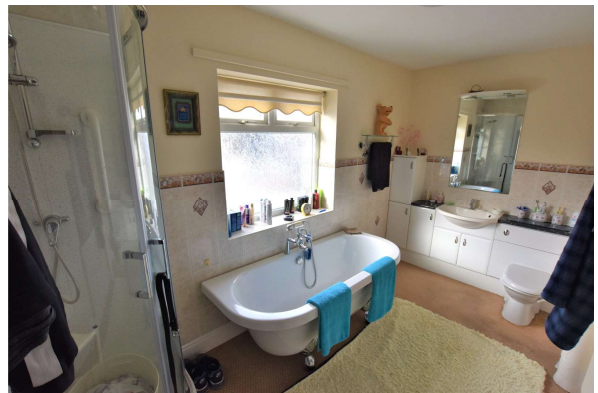
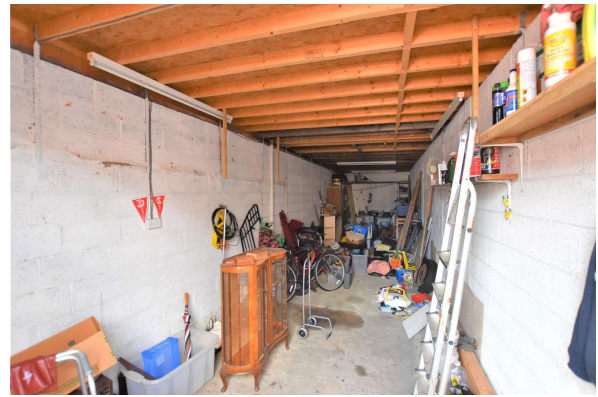
## LOCATION

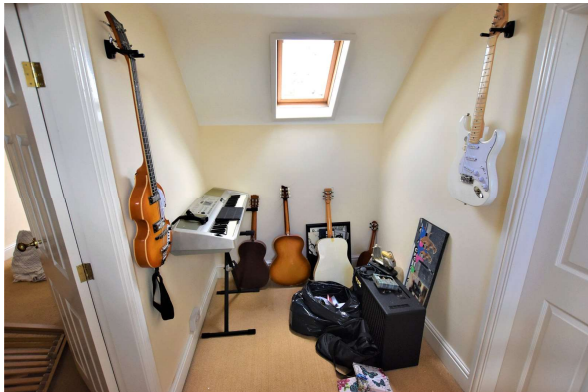
Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

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## DIRECTIONS

From our office the property can be found directly opposite to the side of the Mablethorpe Conservative Club.





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## PARTICULARS OF SALE

### Flat 1 (Ground Floor)

#### Conservatory:

15'9" x 8'6" (4.8m x 2.6m)

Constructed of Upvc and brick, electric points and door to;

#### Entrance Hall:

Doors to;

#### Bathroom:

8' x 6' (2.44m x 1.83m)

With Upvc window to side aspect, corner shower cubicle, ladder style radiator, low level wc, panelled bath and wash hand basin.

#### Kitchen:

11' x 2.421 (3.35m x 2.421)

With wall and base cupboards and worktop over, Upvc window to side aspect, 1 & 1/2 stainless steel sink, built-in high-level oven, gas hob with extractor over and ladder style radiator.

#### Lounge:

11'9" x 11'3" (3.58m x 3.43m)

With Upvc window to side and rear aspect, radiator and electric fire.

#### Bedroom One:

11'11" x 10' (3.63m x 3.05m)

With Upvc window to front aspect and radiator.

#### Bedroom Two:

8'7" x 7'4" (2.62m x 2.24m)

With Upvc window to front aspect and radiator.

### Flat 2 (Ground Floor)



#### Kitchen:

9'4" x 5'11" (2.84m x 1.8m)

With base and wall cupboards with worktop over, inset sink, electric oven with hob and extractor over, Upvc door to rear aspect, plumbing and space for a washing machine, door to;

#### Lounge:

12' x 11'6" (3.66m x 3.5m)

With Upvc window to front aspect, radiator and door to;

#### Bedroom:

12'1" 11'9" (3.68m 3.58m)

With Upvc window to front aspect, radiator and door to;

## **Flat 3 (First & Second Floor)**

### **Entrance Hall:**

With Upvc door to rear aspect, radiator and understairs cupboard.

### **Kitchen:**

**11'10" x 11'6" (3.6m x 3.5m)**

With Upvc window to rear aspect, wall and base cupboards with worktop over, inset sink, built in oven with hob and extractor and ladder style radiator.

### **Lounge/ Diner:**

**20'2" (6.156) x 12' (3.652) reducing to 8'7" (2.623)**

With two Upvc windows to front aspect, radiator and electric fire.

### **Bathroom:**

**13'1" x 6'8" (4m x 2.03m)**

With Upvc window to rear aspect, free standing bath with telephone shower attachment, radiator, corner shower cubicle, low level wc and wash hand basin.

### **Bedroom One:**

**12' x 8'11" (3.66m x 2.72m)**

With Upvc window to front aspect, fitted wardrobes, radiator and door to;

### **Walk In Wardrobe:**

With Upvc window to side aspect and combi boiler.

### **Landing:**

With Stairs to second floor and Velux window.

### **Bedroom Two:**

**15' x 12'4" max (4.57m x 3.76m max)**

With Upvc window to front aspect, radiator and doors to;

### **WC:**

With window to side aspect, low level WC and wash hand basin.

### **Bedroom Three:**

**14'8" x 10'11" max (4.47m x 3.33m max)**

With Upvc window to front aspect, radiator and door to;

### **Walk In Wardrobe:**

With window to side aspect and radiator.

### **Workshop:**

**56'8" x 15'10" (17.27m x 4.83m)**

With double doors to side aspect, base units with worktop over, office area, power and lighting.

### **Unit 1:**

With Car port style roofing, decked area and ample of storage room.

### **Unit 2:**

With Doors to front aspect, fully enclosed with light and power.

### **External:**

With a concrete driveway that leads to a courtyard area to the rear.

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## TENURE

The tenure of this property is Freehold.

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## SERVICES

The property has mains gas central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services.

The property is placed in Tax Band A.

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house.

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## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 478297.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers

available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 478297 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

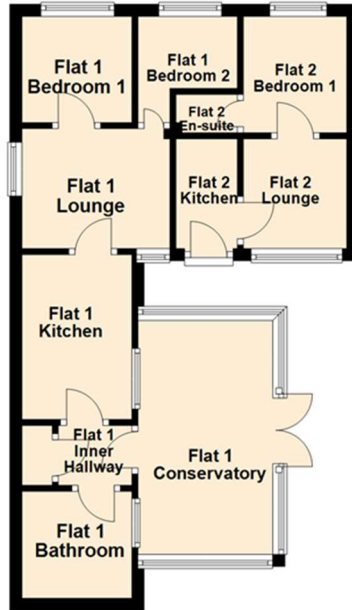






## FLOOR PLANS

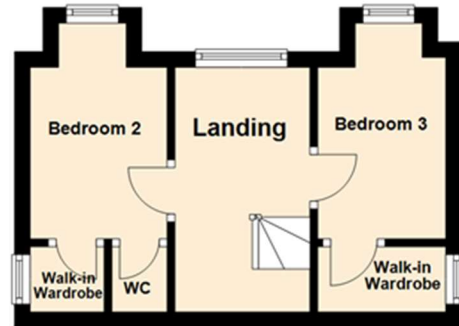
Ground Floor



First Floor



Second Floor



## Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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