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Admiralty Road, Mablethorpe



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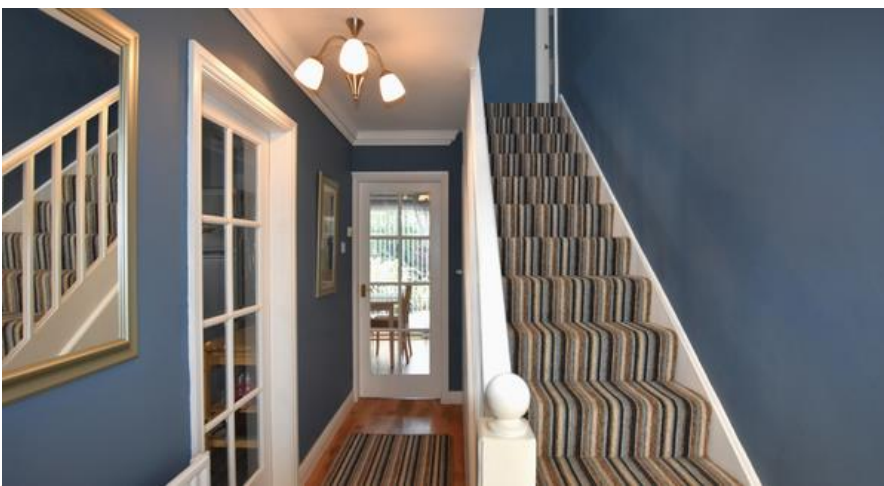


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When it comes to  
property it must be

  
lovelle





Offers in excess of £305,000



Lovelle are pleased to offer for sale a DETACHED Three bedroomed house for sale with enclosed rear garden, gated front garden and parking space for three vehicles side by side.

#### Key Features

- Detached House
- THREE Bedrooms
- Double Garage
- Home Office

- Lounge
- Kitchen
- EPC rating C
- Tenure: Freehold







Lovelle are pleased to offer for sale a DETACHED Three bedroomed house for sale with enclosed rear garden, gated front garden and parking space for three vehicles side by side. The Property Briefly comprises Entrance conservatory, downstairs home office, utility room, downstairs cloak room, lounge, kitchen dining room, three bedrooms, upstairs family bathroom, located close to the town centre and a very short distance from the beach. Viewing by appointment only

### Entrance Conservatory

4.24m x 3.04m (13'11" x 10'0")

Being Fully Upvc with pitched roof, ceiling light, Upvc door to the front elevation and doors leading to ground floor rooms, electric sockets.

### Downstairs Home Office

2.98m x 1.69m (9'10" x 5'6")

Having a Upvc window to the side elevation, ceiling strip lighting, hidden safe, work surface and storage shelving.

### Utility Room

widest point

Having base mounted units with work surface over and build in larder storage unit, wall mounted gas boiler, ceiling strip light, space and plumbing for washing machine, tumble dryer and freezer, sing drainer sink with taps over, tiled splash back, access to the garage and cloak room.

### Cloak Room

1.40m x 1.47m (4'7" x 4'10")

Upvc double glazed window to the side elevation, WC and vanity wash hand basin, coving to ceiling, ceiling light, tiled splash back, central heating radiator.

### Inner hall

0.00m x 0.00m (0'0" x 0'0")

Giving access to ground floor rooms and stairs to the First floor, under stairs storage, central heating radiator, ceiling light.

### lounge

6.42m x 3.56m (21'1" x 11'8")

Having dual aspect windows to the front and rear of the property, central gas fire in surround, central heating radiators, ceiling light and coving to ceiling.

### Kitchen

3.73m x 2.26m (12'2" x 7'5")

Having a range of base and wall units with complimentary work surface over, Built in double induction oven with matching induction hob with extractor hood over, Upvc window to the side elevation, space for large fridge freezer, central heating radiator, ceiling spot lights.

### Dining Room

4.25m x 2.65m (13'11" x 8'8")

Having Upvc sliding patio doors to the rear elevation, ceiling light, central heating radiator, wooden laminate effect flooring,

### Landing

0.00m x 0.00m (0'0" x 0'0")

Having a large Upvc window to the front elevation, loft hatch access, gallery styled with access to all First floor rooms.

### Bedroom One

3.48m x 3.58m (11'5" x 11'8")

Having a Upvc window to the rear elevation, central heating radiator, door into walk in storage closet with hanging rails and shelving, ceiling light.

### Bedroom Two

2.98m x 3.46m (9'10" x 11'5")

Having a Upvc window to the front elevation, ceiling light, central heating radiator, fitted wardrobes with matching draws.

### Bedroom Three

narrowing to 1.35M

Being an "L" shaped bedroom that narrows off at the entrance with built in storage cupboard, Upvc window to the rear elevation, central heating radiator and ceiling light.

### Family Bathroom

2.95m x 2.14m (9'8" x 7'0")

Briefly comprising of corner panelled bathe with shower taps over, shower cubical with mains fed shower, WC and pedestal wash hand basin, Upvc window to side elevation, part tiled walls, radiator, and ceiling light.

### Outside Space

To the front of the property is an open driveway with then leads to a wooden fence and gate that gives access to a mature planted court yard garden which has a pathway leading to the rear garden. The rear garden is laid to lawn with paved patio area, mature planted shrubs and bushes, timber summer house and fenced to all sides.

### Garage

narrowing to 3.18

Having an up and over door, power and lighting, the garage narrows as some space has been used to create the home office.

### Directions

From our office on Victoria Road, Head north-west on Victoria Road/A52 towards Knowle Street, Turn right onto High Street, Turn right onto Admiralty Road follow the road round passing the guest house on the left hand side. The property is located on the left hand side







### 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.

### 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 D. 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. We may receive a fee if you use their services.



Ground Floor



First Floor



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