

Buy. Sell. Rent. Let.



victoria road, Mablethorpe



When it comes to  
property it must be

  
lovelle





£299,950



Lovelle's offer for sale a spacious semi-detached house, with two bathrooms and a further shower room, rear conservatory, lounge, dining room, second reception room, five bedrooms arranged over three floors.

### Key Features

- Semi-Detached House
- FIVE Bedrooms
- THREE Bathrooms
- Lounge
- Dining Room
- Second Reception Room
- EPC rating U
- Tenure: Freehold







Lovelle's offer for sale a spacious semi-detached house, in a central location in Mablethorpe, with views over Queens Park boating lake to the rear elevation. The property comprises - entrance porch, inner hall, lounge, dining room, second reception room, kitchen, utility room, rear conservatory, five bedrooms, two bathrooms, a further shower room, enclosed rear garden and off road parking. the property benefits from gas central heating and Upvc double glazing, this property is not to be missed.

### Entrance Porch

To the front of the property is a small entrance porch with composition door, leading to a further internal door entering into the inner hall.

### Inner Hall

1.81m x 4.02m (5.9ft x 13.2ft)

Having a Upvc window to the side elevation, stairs to the First floor, Under stairs storage cupboard and doors leading to the ground floor rooms, ceiling light and central heating radiator.

### Lounge

4.49m x 3.75m (14.7ft x 12.3ft)

Having a Upvc window to the front elevation, central heating radiator, ceiling light and coving, electric fire with surround.

### Second Reception Room

3.61m x 3.95m (11.8ft x 13ft)

Having a Upvc window to the rear elevation, double opening doors into the dining room (this room is currently being used as the dining room), ceiling light and coving to ceiling, central heating radiator.

### Dining Room

3.63m x 3.68m (11.9ft x 12.1ft)

Being accessed through double opening doors from the second reception room, door way into the utility area, ceiling light and coving to ceiling, central heating radiator.

### Utility Room

2.25m x 3.64m (7.4ft x 11.9ft)

Entering from the dining room, having a range of base and wall mounted units with work surface over, tall larder style units for extra storage, space for upright fridge freezer.

### Second Utility Room

1.49m x 0.83m (4.9ft x 2.7ft)

Having a Upvc door to the side elevation into the garden area, space and plumbing for washing machine, space for tumble drier, work surface, a further door leads too -.....

### Kitchen

4.08m x 3.77m (13.4ft x 12.4ft)

What a bright airy room! Having a Upvc window to the side elevation, orangery style roof light, a wide range of base and wall mounted units with work surface over, space for cooker with extractor hood over, door leading to the rear conservatory

### Rear Conservatory

Having Upvc windows to both side elevations and rear elevation, Upvc double opening doors to the rear elevation, door leading into toilet and hand basin. ceiling light and electric sockets.



## First Floor Landing

Leading up from the ground floor split over two levels and giving access to the second floor rooms, ceiling light and loft hatch.

## Bedroom One

3.62m x 3.43m (11.9ft x 11.3ft)

Having two Upvc windows to the front elevation, vanity wash hand basin, ceiling light, central heating radiator, this is a good size double bedroom.

## Bedroom Two

3.62m x 3.95m (11.9ft x 13ft)

accessed via two steps up from the landing, having windows to the front and rear elevations, ceiling light, central heating radiator, another good size double bedroom.

## Family Bathroom

2.09m x 2.67m (6.9ft x 8.8ft)

Having a Upvc window to the side elevation, comprising of Shower cubical, panelled bath with shower mixer tap over, wc and pedestal wash hand basin, ceiling light, part tiled walls and radiator.

## Shower Room

0.98m x 2.53m (3.2ft x 8.3ft)

Having a shower cubicle, vanity upright tall unit, ceiling spot lights, tiled walls.

## Bedroom Three

2.72m x 3.72m (8.9ft x 12.2ft)

Having a window to the rear elevation over looking Queens Park boating lake, base mounted unit with inset sink and work surface over, ceiling light and radiator. Could be converted back into a second kitchen.

## Second Floor Landing

Being accessed via the second floor landing having a window to the side elevation and giving access to third floor rooms, loft hatch, ceiling light.

## Bedroom Four

3.67m x 3.75m (12ft x 12.3ft)

Having two Upvc windows to the front elevation, ceiling light, central heating radiator, electric sockets, TV point.

## Bedroom Five

3.64m x 2.49m (11.9ft x 8.2ft)

Having a Upvc window overlooking Queens Park boating lake, plenty of electric sockets, telephone point, ceiling light, central heating radiator.

## Bathroom

1.33m x 2.4m (4.4ft x 7.9ft)

Comprising of panelled corner bath, pedestal wash hand basin, WC, Upvc window to the rear elevation.

## Enclosed Rear Garden

Having timber gates to the front elevation and continued driveway is required to the side of the property, leading to a timber large storage shed, wooden fenced garden area with children's summer house, artificial grass, and brick wall to the neighbouring property.



## Driveway

To the side of the property is a shared driveway with gates leading to a further driveway area if required.

## Front Garden Area

To the front of the property is a walled garden, giving access to the front door.

## Directions

From our office on Victoria Road head towards Sutton on Sea, the property can be found 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 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.

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.

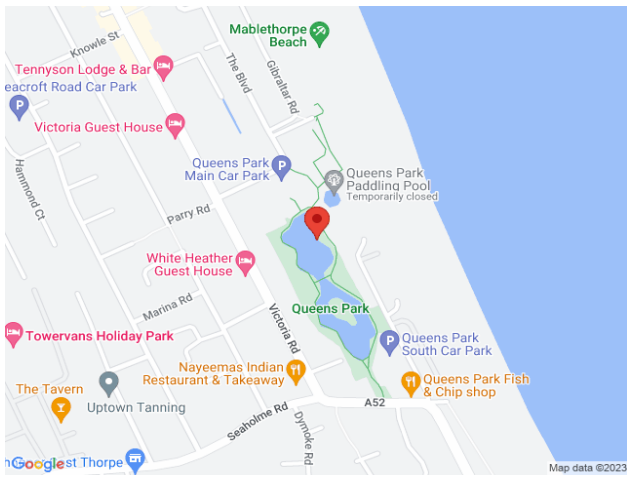
## Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The property is placed in Tax band B

EPC RATING C

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.



When it comes to **property**  
it must be

  
**lovelle**

01507 478297

