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Parklands, Mablethorpe



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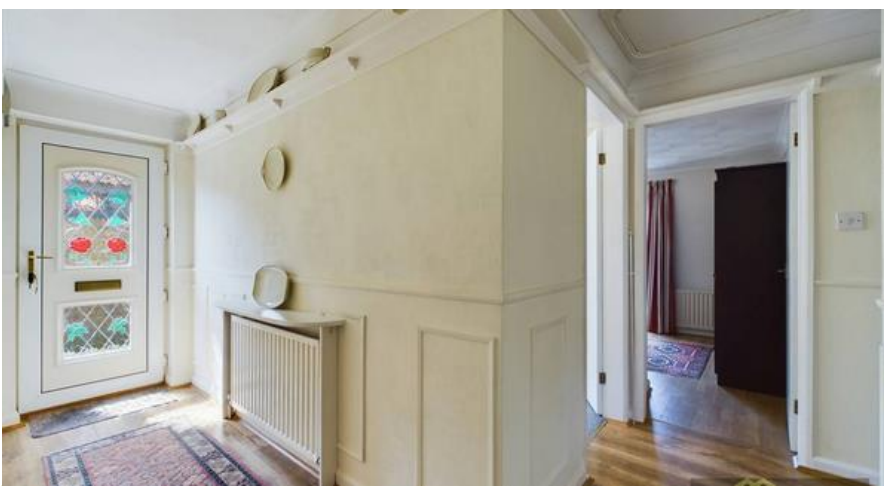
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When it comes to
property it must be


lovelle



Offers over £230,000



Lovelles would like to offer for sale a delightful THREE bedroom detached bungalow in a very sought after location of Mablethorpe. Offering driveway parking and a detached garage, enclosed rear garden with patio, decking and lawned areas, this property is

Key Features

- Detached Bungalow
- Sought After Location
- Three Bedrooms
- Lounge
- Breakfast Kitchen
- Family Bathroom
- EPC rating C
- Tenure: Freehold



Lovelles would like to offer for sale a delightful THREE bedroom detached bungalow in a very sought after location of Mablethorpe. Offering driveway parking and a detached garage, enclosed rear garden with patio, decking and lawned areas. The property comprises of entrance hall, breakfast kitchen, lounge, three bedrooms, family bathroom, also benefitting from gas central heating and Upvc double glazing.

Entrance Hall

1.19m x 5.11m (3'11" x 16'10")

Being accessed from the side elevation via a Upvc half glazed door into the inner hall, having a built in storage cupboard, loft access with pull down ladder, thermostat controls and wall mounted consumer unit.

Breakfast Kitchen

2.89m x 4.00m (9'6" x 13'1")

Having a Upvc window to the front elevation, being fitted with a range of wall and base units with complimentary work surface over, large double door storage cupboard, single drainer sink with mixer tap over, space and plumbing for a washing machine, space for fridge freezer, cooker point, wall mounted "Worcester" combination boiler, ceiling strip light.

Lounge

3.81m x 4.05m (12'6" x 13'4")

Having a Upvc bay window to the front elevation, TV aerial point, telephone point, ceiling light and electric sockets.

Bedroom One

3.14m x 4.05m (10'4" x 13'4")

Having a Upvc window to the rear elevation over looking the rear garden, having fitted wardrobes, ceiling light and electric sockets.

Bedroom Two

2.56m x 4.00m (8'5" x 13'1")

Having Upvc opening "French" doors to the rear elevation, central heating radiator, ceiling light and electric sockets.

Bedroom Three

2.08m x 2.90m (6'10" x 9'6")

Having a Upvc window to the side elevation, ceiling light, central heating radiator, ceiling light and electric sockets.

Family Bathroom

1.86m x 2.95m (6'1" x 9'8")

Comprising of a fitted three piece suite with panelled bath with single taps over, electric shower unit above, pedestal wash hand basin, WC, having tiled walls, Upvc window to the side elevation, ceiling light and central heating radiator.

Rear Garden

To the rear of the property is a fully enclosed rear garden set with paved patio area, raised decking areas and lawned garden, giving access to either side elevations around to the front garden or driveway, also benefitting from an outside water tap.

Detached Garage

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

The garage has and electric power up and over door, with power and lighting and accessed from the driveway.

Front Garden and Driveway

To the front of the property is a concrete driveway which would amply hold several vehicles, being an open fronted lawned garden with a mature planted tree as a focal point to the property.

Agents Note

This property is being sold with NO UPWARD CHAIN and strictly view by appointment only

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.

Directions

From our office on Victoria Road head towards the traffic lights and turn left onto the High Street. Stay on this road for 0.5 miles. Turn left onto Parklands the property is located on the Right Hand side of the road.

Services

The property has mains electric, gas, 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 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.



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