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Harris Boulevard, Mablethorpe



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When it comes to  
property it must be

  
lovelle



OIRO £379,950

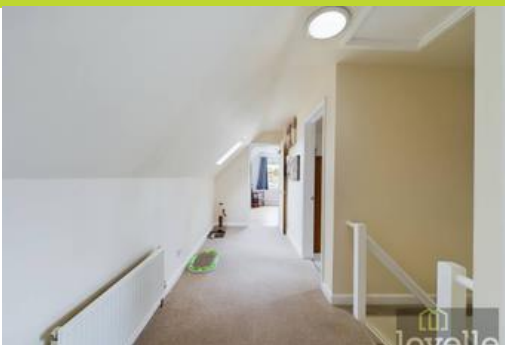


WOW! This property is not to be missed, renovated to a high standard with lots of features from wheelchair access doors, rear bi-folding doors to the garden, modern utility room, open plan living with separate second lounge, ground floor bedroom with modern en-suite shower room, garage and ample driveway parking for several vehicles.

### Key Features

- Large Detached Chalet Bungalow
- Workshop, Garage and Driveway
- Ground Floor Bedroom with En-Suite shower room.
- Enclosed Rear Garden
- Open Plan Kitchen/ Living Room
- Utility Room
- EPC rating C
- Tenure: Freehold





WOW! This property is not to be missed, being sold by very motivated vendors who are open to an offer on the property, renovated to a high standard with lots of features from wheelchair access doors, rear bi-folding doors to the garden, modern utility room, open plan living with separate second lounge, ground floor bedroom with modern en-suite shower room, garage and ample driveway parking for several vehicles. The property briefly comprises open plan living/kitchen/dining area, utility room, second reception room, ground floor bedroom with en-suite shower room, THREE further first floor bedrooms, one of which is currently being used as a study/office, family bathroom, fully enclosed rear garden with decked patio area, garage and workshop area. Viewing by appointment only.

### Entrance

4.08m x 1.42m (13'5" x 4'8")

Entering from the side elevation of the property into a light, good size inner hall giving access to the ground floor rooms and stairs to the first floor.

### Formal Lounge

5.53m x 3.78m (18'1" x 12'5")

Having dual aspect windows to the front and side elevations, two ceiling lights, central heating radiator, door through to the ground floor bedroom.

### Ground Floor Bedroom

4.26m x 3.16m (14'0" x 10'5")

Having a Upvc window to the front elevation, built in bookshelves, ceiling spotlights, central heating radiator, electric sockets, door to en-suite.

### En-Suite Shower Room

2.94m x 2.10m (9'7" x 6'11")

Having a Upvc window to the side elevation, with a modern walk in shower cubical, low flush WC, pedestal wash hand basin, built in storage cupboard, modern panelled splash backs with matching shower panelling, two ladder towel radiators, ceiling light.

### Modern Open Plan Kitchen/Diner and Sitting Room

5.79m x 3.04m (19'0" x 10'0")

Such a fantastic use of space! entering via bi-folding doors, into the open plan living area, comprising of fully fitted kitchen area with a range of base units incorporating a range of storage drawer units work surface over, breakfast bar seating area integrated dishwasher, wall mounted shelving unit, integrated oven with gas hob above. This opens into the dining area where there is plenty of space for a table and chairs, flowing through to the lounge area with bi-folding patio doors to the rear decking patio area, ample electric sockets, Tv aerial point, several ceiling lights throughout the space, door into the utility room, under floor heating.

### Utility Room

3.55m x 1.98m (11'7" x 6'6")

Comprising of tall larder unit housing the gas central heating boiler, a range of fitted base units with work surface over to match the kitchen, again incorporating storage drawers, and washing machine, Upvc window to the side elevation and stable door to the rear elevation, central heating radiator and ceiling light, Ceiling mounted Lazy Susan dryer.

### Landing

5.42m x 1.62m (17'10" x 5'4")

Being a light and spacious area, with Velux ceiling window, sun pipe over the stairs, eves access, central heating radiator, electric sockets, telephone/internet point, and giving access to all first floor rooms.

### Bedroom One

4.47m x 2.61m (14'8" x 8'7")

Having a Upvc window to the front elevation, central heating radiator, built in wardrobe/storage cupboards, being a good size double bedroom, ceiling light, electric sockets and TV aerial point.

### Bedroom Two

2.89m x 2.71m (9'6" x 8'11")

Having a Velux window to the side elevation, central heating radiator, ceiling light, electric sockets, and internet point. This room is currently used as a study/office.

### Bedroom Three

4.51m x 3.56m (14'10" x 11'8")

Having a Upvc window to the rear elevation, wooden floor boards, ceiling light, central heating radiator, another good size double bedroom with built in Wardrobe.

### Family Bathroom

2.67m x 2.35m (8'10" x 7'8")

Comprising of a white fitted three piece suite with vanity sink unit with draw storage, low flush WC, panelled corner bath with thermos control mixer taps, having modern blue brick tile effect splashbacks to the bath and sink, eves storage space, ceiling spotlighting and Velux window to the side elevation.

### Garage/Workshop

Being attached to the property and having power and lighting, pedestrian stable door to the rear side elevation into the garden with dual aspect windows to the rear and side elevations.

### Rear Garden

To the rear of the property is a fully timber fenced garden, being mainly laid to lawn with timber decking patio area, side gated access to either side of the garden, a further side patio area and a cherry and olive tree and a range of annual flowers.

### Front Garden

The front of the property has been block paved to make a low maintenance front garden and matching driveway. Having timber fencing to once side and mature planted hedging to the other, timber gate to Right side elevation to give access to the rear garden, Left access is gained through a shed which has a door to both front and rear garden.

### Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.

### Directions





from our lovelle office 41 Victoria Rd  
Mablethorpe LN12 2AF

Head south-east on Victoria Rd/A52 towards The Blvd

0.4 mi

Turn right onto Seaholme Rd

0.2 mi

Turn right onto Harris Blvd

## Services

The property has mains electric, water and drainage are understood to be connect 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.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1592.05 ft<sup>2</sup>  
147.91 m<sup>2</sup>

Reduced headroom

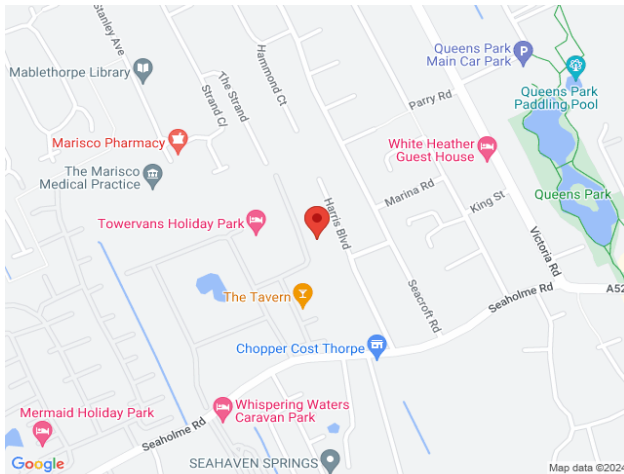
98.39 ft<sup>2</sup>  
9.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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