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Church Road, Mablethorpe



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property it must be


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Offers over £315,000



A delightful detached three bedroom property situated in a popular residential location close to St Marys Church in Mablethorpe. The property situated within a substantial plot offers spacious accommodation. Viewing is highly recommended to fully appreciate the size of accommodation on offer.

Key Features

- Detached Bungalow
- Good Size Plot
- Rear Garden
- Garage
- New Shower Room (2020)
- New Kitchen (2020)
- EPC rating D
- Tenure: Freehold





A delightful detached three bedroom property situated in a popular residential location close to St Marys Church in Mablethorpe. The property situated within a substantial plot offers spacious accommodation to include: entrance porch, hall, lounge, conservatory, kitchen, bathroom, downstairs bedroom to the ground floor, on the first floor lies two spacious double bedrooms. Outside the property boasts spacious grounds, with a driveway leading to a garage the garage roof has recently been replaced (10/2020), New Kitchen and Shower Room (2021). Viewing is highly recommended to fully appreciate the size of accommodation on offer.

Entrance Porch

Entered via a Upvc door with Upvc double glazed windows to the front and side aspects, inner entrance door to the

Entrance Hall

4.87 x 1.88

Coved and papered ceiling with ceiling light point, stairs leading to the first floor, understairs storage, radiator, wood laminated flooring, doors to the

Lounge

6.72 x 4.23

Having Upvc windows to the front and rear aspect, coved and textured ceiling with ceiling rose and light, two central heating radiators, feature open fireplace with marble hearth and surround, sliding patio doors to the

Conservatory

4.28 x 3.69

Dwarf wall and Upvc construction under a polycarbonate roof, French doors on to the rear patio, fitted vertical blinds, tiled flooring.

Shower Room

1.67 x 1.89

Obscure glazed upvc window to the rear aspect, tiled floors and mermaid boarded walls, comprising of a Vanity WC and Wash hand basin and walking in Shower cubical newly fitter 2021 with mains fed shower.

Kitchen

3.51 x 2.70

Upvc window to the rear aspect, fitted with a range of base and wall units incorporating cupboards and drawers, roll edge work surfaces with inset single sink with extendable mixer tap over, space and plumbing for washing machine, wood laminated flooring, door to walk in pantry area, further door to rear entrance extended kitchen area:

Rear Kitchen Area

Having dual aspect obscured UPVC windows to the side and rear elevation, Upvc half double glazed door, space for fridge freezer, space for cooker with built in base cupboards and work surface over.

Ground Floor Bedroom

Upvc window to the front aspect, coved and textured ceiling with ceiling light point, central heating radiator.

Landing

Sky light windows to front and rear, built in storage cupboard, wood laminated flooring, doors to:

Bedroom Two

4.29 x 3.70

Upvc window to the side aspect, central heating radiator, under eaves storage.

Bedroom Three

3.67 x 3.50

Upvc window to the side aspect, central heating radiator, under eaves storage.

Garage

5.13 x 2.75

Having a remote controlled roller shutter door to the front, wall mounted gas combi boiler, radiator, lights and power connected, newly fitted garage roof (October 2020).

Gardens

Front Garden: low level brick wall, gated access onto two separate drive ways, being mainly laid to lawn with concrete parking space. Lawn then leads to the side of the property onto the rear garden enclosed by a wooden fence. Rear Garden: Enclosed by fencing, laid to lawn with a paved patio area abutting the property, range of shrubs and bushes. With the second drive way and the required planning permission the large garden has building plot potential.

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 office on Victoria Road, proceed northwards to the High Street turning left onto the High St. Continue past the Primary School on the right taking the left hand fork in the road onto Church Road - the property lies on the right hand side and identified by our 'For Sale' board.

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 We understand, however, that the boiler is serviced annually. 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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