

Buy. Sell. Rent. Let.



Seacroft Road, Mablethorpe



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When it comes to  
property it must be

  
**lovelle**





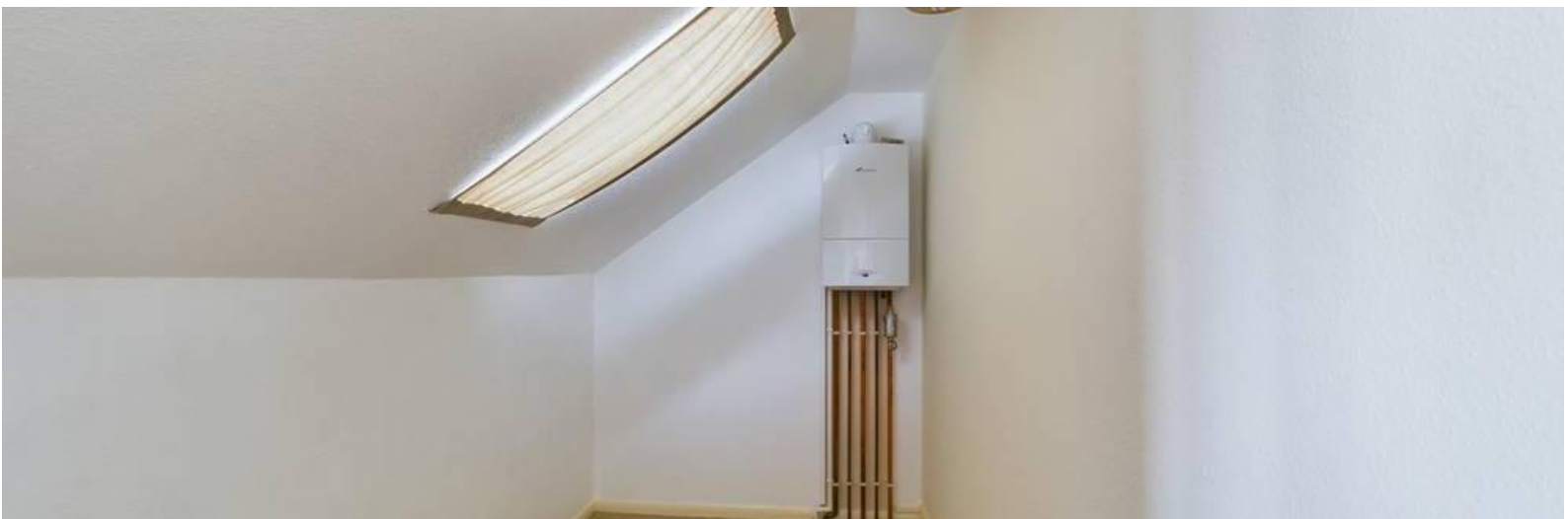
£175,000



Being sold with NO UPPER CHAIN, Lovelle are pleased to offer for sale a 3 bedroom Semi-Detached bungalow with detached garage, low maintenance rear garden.

### Key Features

- Detached Bungalow
- Ground Floor Bedroom
- Open Plan Lounge and Conservatory
- Two First Floor Bedrooms
- Rear Outbuildings
- No Upper Chain
- EPC rating U
- Tenure: Freehold







Being sold with NO UPPER CHAIN, Lovelle are pleased to offer for sale a 3 bedroom Semi-Detached bungalow with detached garage, low maintenance rear garden. The property comprises of Lounge, Kitchen, Sunroom, Conservatory, Wet Room and THREE Bedrooms. With Low maintenance Rear Garden, Front Garden, Driveway and Garage.

### Entrance

Upvc door leading into Lounge.

### Ground Floor Bedroom/Reception Room

2.99m x 3.6m (9.8ft x 11.8ft)

Having a Upvc window to the front elevation, ceiling light and central heating radiator, this room could be used as a Second reception room or ground floor bedroom.

### Lounge

3.79m x 4.78m (12.4ft x 15.7ft)

With brick feature fireplace and electric fire, radiator, ceiling light , power points.

### Sun Room

4.39m x 2.53m (14.4ft x 8.3ft)

Sliding doors leading out onto the rear garden, radiator, tiled flooring.

### Kitchen

2.99m x 4.8m (9.8ft x 15.7ft)

Being fitted with a range of wall and base units with work surface over, double larder style fitted units, integrated under counter fridge and freezer, glazed display unit, Upvc window to the rear elevation, and door into the rear conservatory, door into the wet room.

### Rear Conservatory

1.59m x 2.7m (5.2ft x 8.9ft)

Through the kitchen door leads to a rear conservatory built on a a brick base with Upvc windows to the side and rear elevations, Upvc door into the rear garden, door into the utility room and also benefitting from a glazed orangery sky light roof.

### Utility Room

From the conservatory is a small utility/store room fitted with shelves and having a window to the rear elevation.

### Ground Floor Wet Room

2.43m x 2.23m (8ft x 7.3ft)

Entering from the kitchen there is a Upvc window to the rear elevation, that leads to a further door into the wet room, having full tiled walls, pedestal wash hand basin, low flush WC, "Triton" electric shower and full wet room flooring, ceiling light and Upvc window to side elevation.

### Stairs to First Floor

Traditional stairs leading from the lounge to the First floor and being open to the lounge area.

## Landing

Giving access to the First floor bedrooms with door to the stairs.

## Bedroom Three

2.97m x 3.65m (9.7ft x 12ft)

Having a Upvc dormer window to the side elevation, radiator and ceiling light, door leading into the dressing room.

## Dressing Room

2.92m x 1.62m (9.6ft x 5.3ft)

With a Velux window to the side elevation, wall mounted gas boiler (serviced June 23), this room would be an ideal dressing room, En-Suite or possible baby room to Bedroom three.

## Bedroom Two

3.01m x 2.25m (9.9ft x 7.4ft)

With a Velux window to the side elevation.

## Rear Garden

A spacious low maintenance paved rear garden which is fully enclosed with wooden fencing and hedging to all perimeters, a large timber shed.

## Brick Built Store

With power and lighting.

## Detached Garage

With power and lighting.

## Driveway and Front Garden

The front of the property is paved with gravel borders with mature trees. There is a boundary fence defining the property as well as gated access to the driveway 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 office on Victoria Road Head north-west on Victoria Road/A52 towards Knowle Street. Turn left onto Knowle Street and Turn left onto Seacroft Road. The property will be on the right hand side.

## Services

The property has mains gas, 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.

## Agents Note

This property is being sold with NO upper chain.





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