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Marian Avenue, Mablethorpe



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When it comes to
property it must be


lovelle



OIRO £199,950



Lovelle are pleased to bring to the market a THREE Bed DETACHED Bungalow which sits on a large plot with no upward chain! Viewing is highly recommended to appreciate the size on offer!

Key Features

- DETACHED BUNGALOW
- NO ONWARD CHAIN
- THREE Bedrooms
- Reception/ Dining Room
- Rear Garden
- Driveway
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to bring to the market a THREE Bed DETACHED Bungalow which sits on a large plot with no upward chain! The property comprises of Hall, Lounge, Kitchen, Conservatory, THREE Bedrooms, WC and Shower Room. With Rear Garden, Garage and Driveway. Viewing is highly recommended to appreciate the size on offer!

Hall

1.25m x 3.83m (4'1" x 12'7")

'L' shaped hallway, three built in storage cupboards, thermostat controls, telephone point, coving, textured ceiling and loft access.

Kitchen

3.00m x 3.07m (9'10" x 10'1")

Window to side elevation, fitted with a range of base and wall units with worktop over, one bowl resin sink unit with drainer and stainless steel mixer taps, integral cooker, four ring gas hob with extractor and hood over, space for fridge/freezer, partly tiled walls, door leading out into the rear garden, textured ceiling and coving.

Lounge/ Dining Room

4.36m x 6.76m (14'4" x 22'2")

Dual aspect windows to the front elevation, 'L' shaped reception room, two tv aerial points, electric feature fireplace set in marble surround with marble hearth and wooden mantle, radiator, textured ceiling and coving.

Porch

3.01m x 1.79m (9'11" x 5'11")

Windows to all elevations, Polycarbonate roof, power, door to side leading to the rear garden and door into hallway.

Bedroom One

3.63m x 3.37m (11'11" x 11'1")

Window to side elevation, tv aerial point, radiator, textured ceiling and coving.

Bedroom Two

2.98m x 3.27m (9'10" x 10'8")

Window to rear elevation, built in storage cupboard housing the wall mounted combination boiler (newly fitted last year), tv aerial point, radiator, textured ceiling and coving.

Bedroom Three

2.40m x 2.79m (7'11" x 9'2")

Window to side elevation, tv aerial point, radiator, textured ceiling and coving.

Bathroom

1.72m x 1.64m (5'7" x 5'5")

Obscure window to side elevation, fitted with a two piece suite comprising of panelled bath with single taps and mains shower over, pedestal wash hand basin with single taps, heated towel rail, tiled walls and flooring,

WC

0.77m x 1.62m (2'6" x 5'4")

Obscure window to side elevation, close coupled WC, partly tiled walls and flooring.

Rear Garden

To the rear is a low maintenance paved garden which is privately enclosed with fencing to all boundaries. There is also a spacious patio seating area. Timber gates to both sides of the property which provide access to the front of the property.

Garage

With up and over door, power, lighting wall mounted fuse box window to side elevation and plumbing for washing machine.

Front

The front of the property is front by a dwarf brick wall with a low maintenance gravelled garden with mature trees and shrubs. To the side is a spacious driveway allowing space for several vehicles to park. There is a further side area which could be used as extra driveway subject to consent for a dropped curb.

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 Head south-east on Victoria Road/A52 towards The Boulevard, Turn right onto Seaholme Road, Turn left at the 1st cross street onto Dymoke Road, Turn right onto Medina Gardens, Turn right onto Marian Avenue and the property can be found on the right hand side.

Services

All mains services are available or connected subjected to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. 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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