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Byron Road, Mablethorpe



When it comes to
property it must be


lovelle



£189,995



Lovelles are pleased to bring to market a TWO bed semi detached dormer bungalow located in a residential location and being close to amenities and convenient to the beach.

Key Features

- Semi Detached Bungalow
- TWO Bedrooms
- TWO Reception Rooms
- Kitchen
- Shower Room
- Garden
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market a TWO bed semi detached dormer bungalow located in a residential location and being close to amenities and convenient to the beach. The property comprises of Lounge, Kitchen, Utility Area, Conservatory, TWO Bedrooms , Shower Room and Study. With Rear Garden , Front Garden , Driveway for several vehicles and Garage/ Workshop.

Utility Area

2.85m x 1.78m (9'5" x 5'10")

Upvc Door , windows to all elevations, fitted with a range of base units with worktops over, space for a freestanding fridge and freezer and plumbing for washing machine/ dishwasher.

Kitchen

2.67m x 2.51m (8'10" x 8'2")

Window to rear elevation, fitted with a range of base units with worktop over, one and half bowl stainless steel sink unit with drainer and mixer taps, space for freestanding cooker, cupboard housing the consumer unit, wall mounted 'Worcester' combination boiler and coving to ceiling

Lounge

4.49m x 4.30m (14'8" x 14'1")

Bay window to front elevation and window to side elevation, tv aerial point, power points, coving to ceiling and radiators.

Hallway

3.00m x 2.15m (9'10" x 7'1")

Staircase to first floor, under stairs storage , thermostat controls and sliding patio doors leading into:

Conservatory

3.59m x 2.82m (11'10" x 9'4")

Polycarbonate roof, windows to all elevations, double opening 'French' doors leading to the rear garden.

Bedroom One

4.14m x 2.71m (13'7" x 8'11")

Bay window to front elevation, telephone point, power points, radiator and coving to ceiling.

Shower Room

1.57m x 2.15m (5'2" x 7'1")

Obscure window to rear elevation, a three piece suite comprising of corner shower cubicle with mains shower over, pedestal wash hand basin with mixer taps, dual flush WC, tiled splash backs, extractor fan and ladder style radiator.

Bedroom Two

3.10m x 3.77m (10'2" x 12'5")

Window to front elevation, power points and radiator.

Study/Dressing Area

3.15m x 1.83m (10'4" x 6'0")

Built in storage.

Rear Garden

A privately enclosed low maintenance rear garden with fencing to all boundaries. With gate giving access to the front of the property.

Garage / Workshop

4.89m x 2.90m (16'0" x 9'6")

Double opening 'French' patio doors, brick built with power and lighting.

Driveway

Block paved driveway allowing several vehicles to park.

Front

The front of the property is laid to lawn with a variety of plants and trees. The property is fenced to all boundaries and has a gate to gain entry to the property and driveway.

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. Take the first turning on the right into Wellington Road. Follow this road to the end, turning right at the end of the road and then first Right onto Byron Road, following the road along past the junction and the property is identified on the left.

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 .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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