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St Andrews Road, Mablethorpe



When it comes to
property it must be


lovelle



£200,000



Lovelle are pleased to bring to the market a versatile deceptively spacious Two Bed semi detached Dormer bungalow, situated within walking distance of the town centre and the local beach of Mablethorpe .

Key Features

- Semi Detached Dormer Bungalow
- TWO Bedrooms BOTH With En-Suite
- Lounge
- Kitchen
- WC
- Rear Garden
- EPC rating D
- Tenure: Freehold





Lovelle are pleased to bring to the market a versatile deceptively spacious TWO Bed semi detached Dormer Bungalow, situated within walking distance of the town centre and the local beach of Mablethorpe . The property comprises of Lounge, Kitchen, Ground Floor Bedroom With En-Suite, Downstairs WC, Upstairs Bedroom With En-Suite and Dressing Room. With Privately Enclosed Rear Garden With Driveway to the front.

Entrance Hall

1.38m x 1.32m (4'6" x 4'4")

Front entrance door, fitted cupboard housing the electric meter and consumer unit, leads into;

Lounge

4.49m x 3.31m (14'8" x 10'11")

Box bay window to front elevation, fuel effect gas fire set in feature surround , radiator, power points, telephone point, tv aerial, smoke alarm , coving and textured ceiling.

Kitchen

4.21m x 3.31m (13'10" x 10'11")

Window to side elevation, fitted with a range of base and wall units with worktop over, stainless steel sink unit with drainer and mixer taps, integrated electric oven and gas hob with extractor over, part tiled walls, power points, spot lights and radiator.

Side Porch

2.78m x 1.19m (9'1" x 3'11")

Door leading out to the side of the property, windows to all aspects and power points.

Bedroom Two

2.64m x 3.30m (8'8" x 10'10")

Door leading out to the rear garden, Double Bedroom, radiator, power points, tv aerial, spot and fan lights, coving and textured ceiling. A further door leading into;

En-Suite Shower Room

2.64m x 1.66m (8'8" x 5'5")

Obscure window to side elevation, a three piece suite comprising of Double shower enclosure with mixer shower with fully tiled wall, pedestal wash hand basin and WC, radiator, spot lighting and extractor fan.

Inner Hallway

1.89m x 1.33m (6'2" x 4'5")

Staircase leading to dormer bedroom and to WC, window to side elevation.

WC

1.76m x 1.32m (5'10" x 4'4")

A two piece suite comprising of WC, pedestal wash hand basin, part tiled walls, power points and a built in storage cupboards.

Bedroom One

4.89m x 3.22m (16'0" x 10'7")

Two windows to side elevation, spacious double bedroom, two radiators, spot and fan lighting, power points, telephone point, smoke alarm , coving and textured ceiling.

Dressing Room

2.97m x 2.17m (9'8" x 7'1")

Window to front elevation, sliding door gives access, spot lights and power point.

En-Suite Bathroom

2.29m x 3.24m (7'6" x 10'7")

Obscure window to side elevation, a four piece suite comprising of jacuzzi bath which incorporates lighting and radio, large glass shower enclosure with mixer shower, pedestal wash hand basin, WC, fully tiled walls, spot lights, extractor fan, radiator, coving and textured ceiling.

Store Room

1.22m x 2.31m (4'0" x 7'7")

Window to rear elevation, cupboard housing the ' Worcester' combination boiler which supplies central heating and hot water, power point.

Rear Garden

There is a privately enclosed rear garden with fencing to all boundaries. The garden has an astro turf area with paved patio area and a gravelled section. There is a summer house/ workshop which both have power and lighting with an attached wood store to the rear.

Shared Driveway

To the front of the property is a concrete driveway which is shared.

Front

The front of the property has been gravelled and paved for low maintenance.

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

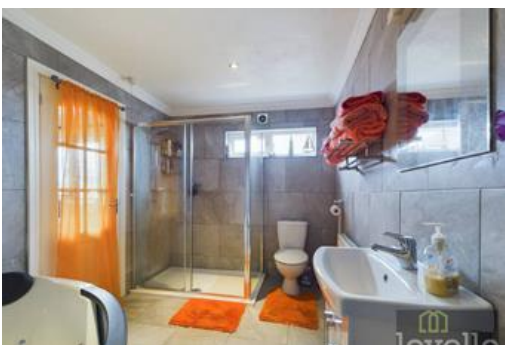
From our office on Victoria Road head towards the traffic lights and turn left on to the High Street. Take the first turning on your right onto Wellington Road. At the end of the road turn right and then immediately left onto St Andrews Road. The property can be found on the right hand side.

Services

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property is Placed In Tax Band B

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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