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Saltfleet Road, Theddlethorpe



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When it comes to  
property it must be

  
lovelle



Guide price £335,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £335,000  
 Lovelles are pleased to bring this THREE Bed DETACHED Bungalow with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe.

**\*\*With NO UPWARD CHAIN\*\* Don't Miss Out Arrange Your Viewing TODAY To See The Potential This Property Has To Offer!\*\***

**Key Features**

- DETACHED Bungalow
- THREE Bedrooms
- Lounge
- Kitchen/ Diner
- Conservatory
- Large Gardens
- EPC rating F
- Tenure:





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Lovelles are pleased to bring this THREE Bed DETACHED Bungalow with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe.

The property comprises of Hall, Kitchen/ Diner, Lounge, Conservatory, Utility Room THREE Bedrooms , Family Bathroom and WC. With expansive Gardens, Driveway allowing several vehicles to park and Garage.

### Hall

6.18m x 0.99m (20'4" x 3'2")

A front composite door leads into the hallway, 'L' shaped, telephone point, radiator, coving to ceiling, and wall mounted 'Drayton' thermostat.

### Lounge

4.82m x 4.16m (15'10" x 13'7")

Bow window to front elevation, a remote controlled LPG fire set in marble effect surround , tv aerial point, power points, radiator and coving to ceiling.

### Kitchen/ Diner

5.94m x 3.16m (19'6" x 10'5")

Window to side elevation, modern fitted kitchen fitted with a range of base and wall units with quartz worktop over, one and a half bowl integrated sink with drainer and mixer tap, five ring 'AEG' induction hob with hood over and quartz splashback, integrated dishwasher, 'NEFF' Pyrolytic self cleaning oven with hide and slide door and 'NEFF' microwave and warming drawer. Space for a freestanding 'American' style fridge freezer, space for dining table, under cabinet and plinth lighting, TV aerial, coving to ceiling, Ecostrad IQ ceramic WIFI controlled radiator. Door leading into;

### Utility

1.63m x 3.19m (5'4" x 10'6")

Fitted with a range of base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a tumble dryer and plumbing for washing machine, larder cupboard, heated towel radiator and a door leading into the WC. A cupboard which also houses the wall mounted 'Baxi' combination boiler supplying both central heating and hot water system.

### WC

0.86m x 1.85m (2'10" x 6'1")

Obscure window to rear elevation, a WC with dual flush button, vanity hand wash basin with mixer tap, heated towel rail, touch sensor LED mirror, extractor fan.

### Conservatory

4.50m x 2.74m (14'10" x 9'0")

Windows to all elevations, polycarbonate roof, tv aerial, single door and set of double opening doors leading to the garden.

### Bedroom One

2.84m x 3.08m (9'4" x 10'1")

Window to front elevation, spacious double bedroom, coving to ceiling, power points and radiator.

### Bedroom Two

4.34m x 3.07m (14'2" x 10'1")

Window to rear elevation, spacious double bedroom, coving to ceiling, power points and radiator.

### Bedroom Three

2.81m x 4.29m (9'2" x 14'1")

Window to front elevation, double bedroom, coving to ceiling, power points and radiator.

### Bathroom

2.25m x 3.08m (7'5" x 10'1")

Obscure window to rear elevation, fitted with a four piece suite comprising of a slipper bath tub with mixer tap and shower attachment, a shower cubicle with double mains fed shower head over, pedestal wash hand basin with mixer tap and WC with dual flush button. Heated towel radiator, extractor fan, illuminated LED mirror cabinet, with shaving sockets, part mermaid boarding to the walls and inset spot lights.

### Driveway

0.00m x 0.00m (0'0" x 0'0")

Ample sized gravelled driveway proving space for several vehicles to park. The property also benefits from a further driveway towards the rear of the plot which is gated with a drop curb for access.

### Garage

0.00m x 0.00m (0'0" x 0'0")

With up and over door, window to the side and door.

### Garden

0.00m x 0.00m (0'0" x 0'0")

The bungalow sits on an expansive plot which is privately enclosed with timber fencing and hedging as well as gates to access the property. The garden is mainly laid to law with an array of shrubbery, mature trees and plants. There is also a patio seating area, timber shed and greenhouse.

### Location

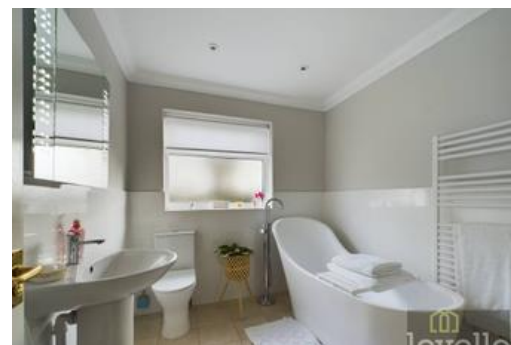
0.00m x 0.00m (0'0" x 0'0")

Theddlethorpe is a small village benefiting from its own primary school and thatched public house and is situated just 3 miles from the coastal resort of Mablethorpe, where you will find a range of shops and amenities including banks, 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

0.00m x 0.00m (0'0" x 0'0")

From our offices on Victoria Road travel to the traffic lights and turn left onto the High Street. Continue along this road travelling past the primary school on your right and out of town, At the cross roads turn right on to the A1031 and follow the road for approximately 4 miles. The property can be found on the right hand side just before Sea Lane.





## 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 F.

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.

## Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property.

The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services





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