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Faldos way, Mablethorpe



When it comes to
property it must be


lovelle



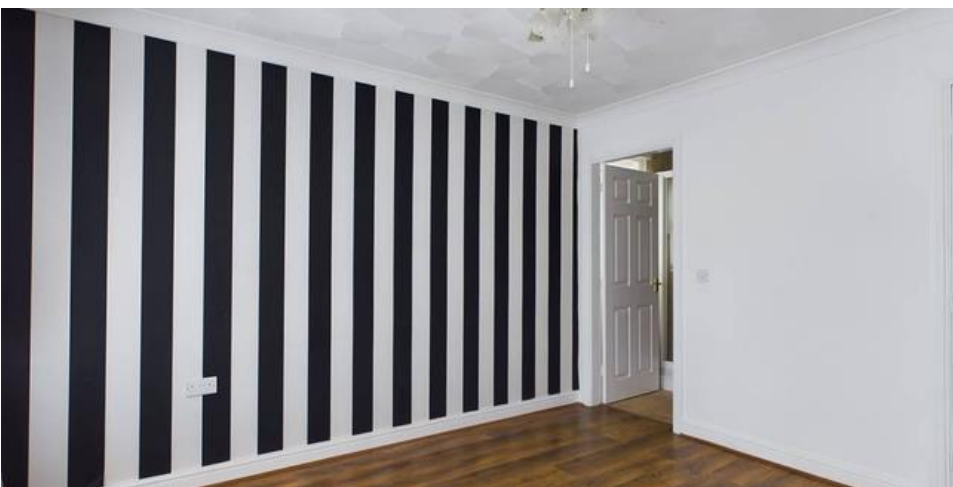
£300,000



Lovelle are delighted to offer for sale a detached bungalow in a sought after location of Mablethorpe. Being located close to the beach and a stones throw from the town centre what more could you ask for?.

Key Features

- Sought After Location
- Detached Bungalow
- Rear Conservatory
- Lounge
- Dining Room
- Kitchen
- EPC rating C
- Tenure: Freehold





Lovelle are delighted to offer for sale a detached bungalow in a sought after location of Mablethorpe. Being located close to the beach and a stones throw from the town centre what more could you ask for?. The property comprises of entrance porch, wheelchair friendly inner hall, master bedroom with with en-suite shower room, family bathroom, a further bedroom, separate lounge, dining room and rear conservatory, along with utility room and garage, fully enclosed rear garden and private driveway.

Entrance Porch

1.23m x 1.48m (4'0" x 4'11")

Entrance Door, door leading into:

Inner Hall

1.72m x 2.11m (5'7" x 6'11")

Coving to the ceiling, storage cupboard, radiator and loft access with pull down ladder to a partly boarded loft with lighting.

Lounge

4.45m x 5.02m (14'7" x 16'6")

Window to front elevation, wood burner set in featured tiled surround, textured ceiling, coving, tv aerial point, radiator, telephone point and double opening doors giving access to:

Dining Room

3.00m x 3.03m (9'10" x 9'11")

Double doors leading into conservatory, coving to ceiling, textured ceiling and radiator, door into the kitchen.

Kitchen

3.02m x 3.06m (9'11" x 10'0")

Window to rear elevation, fitted with a range of base and wall units with worktop over, 1.5 bowl black granite sink unit with drainer and mixer tap, four ring gas hob with extractor over, integral fridge and built in dishwasher. Partly tiled walls, textured ceiling and coving. Door leading into:

Utility Room

1.54m x 2.79m (5'1" x 9'2")

Window to rear elevation, black granite sink unit and drainer, wall units, radiator, textured ceiling and coving, partly tiled walls and space for a tumble dryer. Door leading out into the garden and a door leading into the garage.

Conservatory

4.82m x 4.53m (15'10" x 14'11")

Glass pitched roof, ceiling light and French double opening doors leading out onto the garden.

Master Bedroom

3.69m x 3.55m (12'1" x 11'7")

Spacious Double bedroom, dual aspect windows to front elevation, ceiling fan and light, textured ceiling and coving, radiator, built in cupboard and door leading into;

Master En-Suite

1.41m x 2.13m (4'7" x 7'0")

Three piece suite comprising of built in shower, wash basin and low level WC, partly tiled walls, extractor fan, textured ceiling and coving.

Bedroom Two

2.75m x 3.38m (9'0" x 11'1")

Window to rear elevation, built in wardrobes , radiator, textured ceiling and coving.

Family Bathroom

1.95m x 2.84m (6'5" x 9'4")

Obscure window to side elevation, three piece suite comprising of bath with shower over and glass fold shower enclosure, WC and wash hand basin, partly tiled walls, textured ceiling and coving, spotlights.

Garage

Up and over door with power and lighting. Wall mounted combination boiler and consumer unit.

Enclosed Rear Garden

To the rear is a good sized private paved rear garden with fencing to all perimeters and gate allowing access to the front.

Front

The front of the property is low maintenance and laid to gravel with a path leading to the front entrance of the property.

To the side is a spacious driveway allowing several vehicles to park.

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 north-west on Victoria Road/A52 towards Knowle Street, turn right onto high street, turn left onto Quebec road, take the first left onto Golf Road, take second right onto Faldos way. Follow the road round turn left and the property can be found on the right hand side.

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 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 ONWARD CHAIN.









Floor 0 Building 1



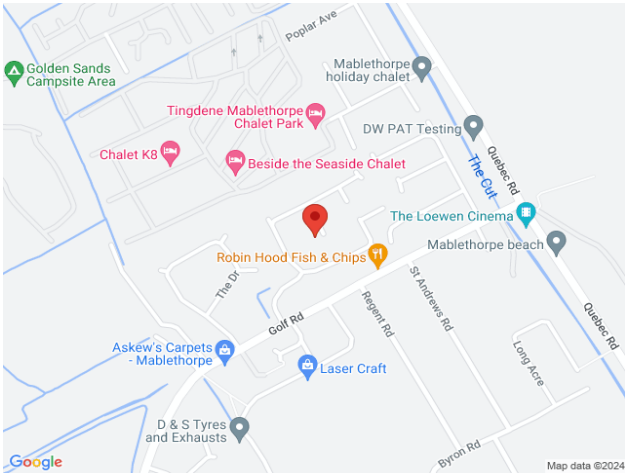
Floor 0 Building 2

Approximate total area⁽¹⁾
819.52 ft²
76.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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