

Buy. Sell. Rent. Let.



Wellington Road, Mablethorpe



When it comes to
property it must be


lovelle



£259,950



Lovelles are pleased to bring to market this refurbished Two/Three bed (One With En Suite) DEATCHED Bungalow located conveniently close to town and the beach.

Key Features

- DETACHED Bungalow
- TWO Bedrooms One With En Suite
- Open Plan Kitchen Lounge
- Conservatory
- Shower Room
- Loft Room
- EPC rating E
- Tenure: Freehold





Lovelles are pleased to bring to market this refurbished Two bed (One With En Suite) DEATCHED Bungalow located conveniently close to town and the beach.

The property comprises of Hall, Open Plan Kitchen / Lounge, Conservatory, TWO Bedrooms One With En Suite, Shower Room, Study and Loft Room/ Bedroom Three. With Rear Garden , Driveway and Garage.

Hall

6.81m x 0.95m (22'4" x 3'1")

Telephone point, radiator, under stairs storage , coving to ceiling and access to all rooms.

Kitchen

2.95m x 7.35m (9'8" x 24'1")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one and half bowl sink unit with mixer taps, space for a fridge freezer, plumbing for a dishwasher and washing machine, cooker point.

Lounge Area

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

Upvc cladded ceiling, tv aerial point, bi fold doors, power points and spot lights.

Conservatory

2.16m x 4.49m (7'1" x 14'8")

Windows to all elevations, polycarbonate roof , radiator and door leading into the garden.

Study

1.26m x 2.42m (4'1" x 7'11")

Upvc cladded ceiling, radiator and power points.

Bedroom One

5.48m x 2.51m (18'0" x 8'2")

Bay window to front elevation, fitted wardrobes with sliding doors, tv aerial point, wall mounted consumer unit, power points and coving to ceiling.

En Suite

1.97m x 2.19m (6'6" x 7'2")

Window to side elevation, fitted with a three piece suite comprising of panelled bath with mixer taps, with shower attachment , vanity hand wash basin with mixer taps, close coupled WC, heated towel rail, mermaid board to the walls, spot lights.

Bedroom Two

3.85m x 2.68m (12'7" x 8'10")

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

Shower Room

1.91m x 2.41m (6'4" x 7'11")

Obscure window to side elevation, fitted with a three piece suite comprising of a large walk in shower cubicle with shower over, vanity wash hand basin with mixer taps, dual flush WC, spot lights , heated towel rail and mermaid board to the walls.

Bedroom Three/Loft Room

3.74m x 4.28m (12'4" x 14'0")

Housing wall mounted gas boiler and window to rear elevation, central heating radiator and access via stairs from the first floor.

Rear Garden

To the rear you will find a good sized rear garden which is laid with artificial lawn and is fenced to all boarders. The rear garden has well established mature trees, plants and an array of shrubbery, you will also find a pergola, pond, shed and greenhouse. To the back of the garden you will find a gate which leads out onto Sherwood park and leads onto the beach.

Garage

With power and lighting. The garage is in the rear garden and is split into three sections.

Driveway

Gravelled driveway to the side of property allowing several vehicles to park with gate to the front.

Front

To the front of the property is gravelled for low maintenance with artificial lawn with plants and flowers. The front of the property is fenced to all boarders.

Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.

Directions

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 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.

Services

From our office on Victoria Road, Head north-west on Victoria Road/A52 towards Knowle Street. Victoria Road/A52 turns left and becomes High Street/A1104. Turn right onto Wellington Road, follow the road down to the bottom. The property is on the right hand side.









When it comes to **property**
it must be



01507 478297

Mablethorpe@Lovelle.co.uk

