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Somersby Avenue, Mablethorpe



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property it must be


lovelle



£190,000



Lovelle's offer for a sale a THREE bed Semi-Detached house being located very close to the town centre of Mablethorpe and within walking distance of the beach, this would be an ideal family house. With NEW KITCHEN , NEW WINDOWS , DOORS AND NEW CONSERVATORY.

Key Features

- Semi Detached House
- THREE Bedrooms
- NEW Kitchen
- NEW Conservatory
- Lounge
- Family Bathroom
- EPC rating D
- Tenure: Freehold





Lovelle's offer for a sale a THREE bed Semi-Detached house being located very close to the town centre of Mablethorpe and within walking distance of the beach, this would be an ideal family house. With NEW KITCHEN AND NEW CONSERVATORY.

The property briefly comprises, Entrance Hall, Lounge, Kitchen, Conservatory, THREE Bedrooms and Family Bathroom. With Private Lawned Rear Garden and Driveway allowing SEVERAL Vehicles to Park.

Entrance Hall

1.80m x 2.12m (5'11" x 7'0")

A composite front door into hall, power points and staircase to first floor.

Kitchen

4.04m x 4.51m (13'4" x 14'10")

With windows to rear and side elevation, A BRAND NEW FITTED KITCHEN with a range of base and wall units with contrasting worktop over, 1 and half sink with drainer and mixer taps, gas cooker with hood over, integrated washing machine, space for fridge freezer, freestanding freezer, part tiled splashback, spotlights, power points and door giving access to side of property.

Lounge

3.20m x 5.43m (10'6" x 17'10")

Window to front elevation, a feature fireplace with a multi fuel log burner, radiator, power points, tv aerial point and doors which lead into the newly erected conservatory.

Conservatory

2.75m x 4.52m (9'0" x 14'10")

NEWLY BUILT brick conservatory with pitch roof, windows to rear elevation and door leading out to rear garden, power points, tv aerial point and spotlights.

Landing

2.85m x 0.85m (9'5" x 2'10")

With access to all rooms and loft hatch.

Bedroom One

3.16m x 3.71m (10'5" x 12'2")

Window to front and side elevation, radiator and power points.

Bedroom Two

3.20m x 2.91m (10'6" x 9'6")

Window to front elevation, radiator and power points.

Bedroom Three

2.32m x 2.41m (7'7" x 7'11")

Window to rear elevation, radiator and power points.

Family Bathroom

2.03m x 1.67m (6'8" x 5'6")

Obscure window to rear elevation, a three piece suite comprising of bath with shower over and glass screen, pedestal wash hand basin, WC and radiator.

Rear Garden

To the rear of the property you will find a fully enclosed private garden with fencing to all borders. The garden is laid to lawn with a variety of plants and shrubs. There is also a small pond and some garden sheds.

Front Garden

To the front of the property is a laid to lawn and has a variety of mature shrubs and plants.

Driveway

To the side of the property is a concrete driveway allowing several vehicles to park and has gates for access. You can also access the rear garden via a gate.

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 the our office on Victoria Road travel north towards the traffic lights and turn right onto the High Street. Take your first left turning onto Fitzwilliam Street and left again onto Tennyson Road. Somerby Avenue is on your right and the property can be found on the right hand side.

Services

The property has mains electric, 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 A.

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.





Approximate total area⁽¹⁾
89.56 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.

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