

Buy. Sell. Rent. Let.



George Street, Mablethorpe



When it comes to
property it must be


lovelle



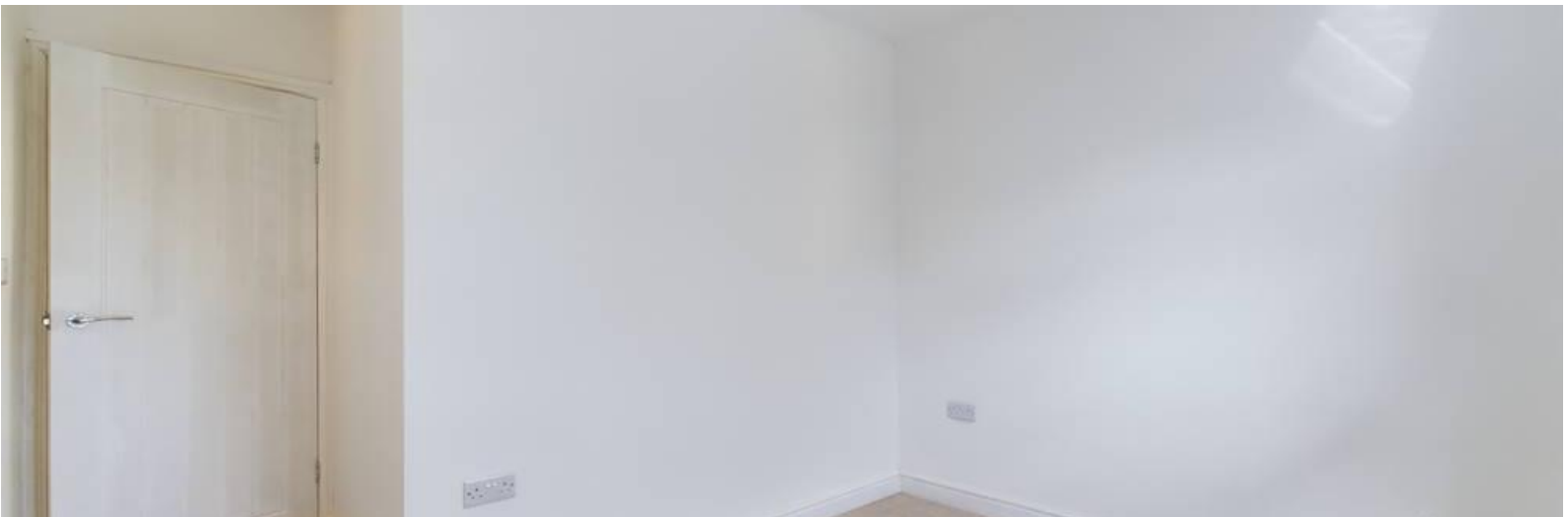
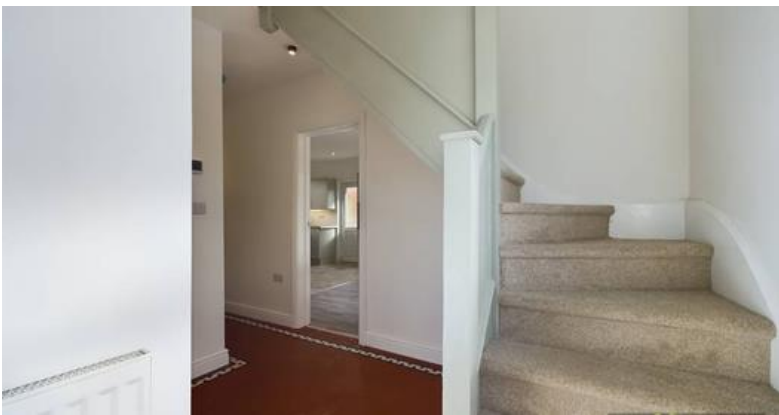
£325,000



WOW.! Having fully under gone a FULL refurbishment to include all electrics, gas central heating, newly fitted kitchen diner, newly fitted bathroom, this property is turn key ready!

Key Features

- RECENTLY FULLY RENOVATED
- NEW Family Bathroom
- NEW GAS BOILER
- Rear Court Yard Garden
- NEW ELECTRICS
- Detached Garage and Drive
- EPC rating U
- Tenure: Freehold





WOW!! Having fully under gone a FULL refurbishment to include all electrics, gas central heating, newly fitted kitchen diner, newly fitted bathroom, this property is turn key ready! Offering FOUR DOUBLE Bedrooms, family bathroom, New open plan kitchen diner, lounge, downstairs cloak room, rear court yard garden, off road parking and detached garage.

Entrance Hall

3.10m x 1.51m (10'2" x 5'0")

Entering from the front of the property via a half glazed Upvc door into the inner hall, with stairs leading to the first floor, door leading to the lounge, NEW kitchen dining and ground floor cloak room.

Lounge

3.92m x 5.13m (12'11" x 16'10")

Having NEW Upvc windows to the front and side elevations, central heating radiator, ceiling light, electric sockets, TV aerial point, newly laid carpet.

Kitchen Diner

3.58m x 6.96m (11'8" x 22'10")

WOW!! Being NEWLY fitted with a range of wall and base units with larger storage cupboards, storage draws and complimentary work surface over, the kitchen also boast brand new integral fridge freezer, dishwasher, gas central heating boiler. The kitchen diner is a light airy space with newly fitted Upvc windows to the rear side elevation, front side elevation and newly fitted half glazed Upvc door to the rear elevation leading to the court yard garden.

Downstairs Cloak Room

0.85m x 1.75m (2'10" x 5'8")

Having a Upvc window to the side elevation, with newly fitted low flush WC, ceiling light and radiator.

Gallery Landing

1.80m x 2.48m (5'11" x 8'1")

Having a window to the side elevation of the property to the lower level, giving access to all bedrooms and bathroom, ceiling light and radiator.

Bedroom One

3.61m x 3.74m (11'10" x 12'4")

Having a newly fitted Upvc window to the side elevation, ceiling light, electric sockets and newly fitted carpet.

Bedroom Two

2.36m x 3.07m (7'8" x 10'1")

Newly fitted Upvc window to the rear elevation, ceiling light, central heating radiator, newly fitted carpet

Bedroom Three

3.70m x 2.60m (12'1" x 8'6")

Newly fitted Upvc window to the front elevation, ceiling light, newly fitted carpet, electric sockets, central heating radiator.

Bedroom Four

2.99m x 2.42m (9'10" x 7'11")

Having a newly fitted Upvc window to the front elevation and side elevation, newly fitted carpet flooring, electric sockets, ceiling light and central heating radiator.

Family Bathroom

2.40m x 2.07m (7'11" x 6'10")

BRAND NEW. fitted with panelled bath with shower mixer taps over, contemporary shower screen, vanity wash hand basin, hidden cistern WC, full mermaid boarded walls, ceiling light and loft hatch.

Rear Court Yard Garden

To the rear of the property is a walled court yard garden with access to the side of the property around to the front, gated to the side of the property offering privacy to the garden.

Walled Front Garden

To the front and side of the property is a walled garden which is mainly laid to lawn, newly installed wrought iron gates now define the driveway to the detached garage and also extra driveway parking to the side of the property.

Detached Garage and Driveway

Having just been resurfaced and having recently fitted wrought iron gates and fence to define the driveway and parking areas.

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, Turn Left onto Knowle Street, the Right onto George Street the property is on the right hand side clearly identified by our for sale board.

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.





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



01507 478297

Mablethorpe@Lovelle.co.uk

