

Buy. Sell. Rent. Let.



Wellington Road, Mablethorpe



When it comes to
property it must be


lovelle



Guide price £210,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000. Lovelle are pleased to offer for sale a two bedroom detached house within close proximity to all amenities. Offering fully enclosed rear garden, driveway parking and garage, also benefitting from further parking for motor home or touring caravan.

Key Features

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Detached House
- Attached Garage
- NEWLY BUILT Rear Extension
- TWO Driveways
- Ground Floor Shower Room
- EPC rating U
- Tenure: Freehold





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Wanting to make a house your home?, this properties current owner has had a rear sunroom/living room and ground floor shower room extension, with further room for improvement. Lovelle are pleased to offer a detached family home with two driveways, attached garage, lounge, dining room, kitchen, rear extension to include a ground floor shower room, two double bedrooms on the first floor along with a family bathroom. Having a fully enclosed rear garden with mature planted shrubs and bushes.

Entrance Hall

Entering via a composite door to the front elevation, entering into the inner hall with stairs leading to the First floor, under stairs storage cupboard, Upvc windows to the side elevation, ceiling light, central heating radiator, telephone point and doors leading to the ground floor rooms.

Lounge

Having a Upvc bow window to the front elevation and further Upvc window to the side elevation, having a feature open fire to the centre of the room, central heating radiators, ceiling light, TV point, electric sockets and open to the dining room.

Dining Room

With Upvc window to the side elevation and wooden glazed "French" doors to the rear elevation, feature multi fuel burner, ceiling light, electric sockets, telephone point.

Kitchen

Having a range of fitted wall and base units with work surface over, space for freestanding cooker, space for under counter fridge, freezer, space and plumbing for washing machine, ceiling strip lighting, window to the side elevation, being open to the recently built rear lounge.

Rear Lounge

What a fantastic addition to this family property!. Having two roof lights, Upvc windows to the side and rear elevations, Two sets of Upvc "French" doors to the rear elevation, the room could be separated to a further dining room, rear living room, as there is a small snug area and has access to the ground floor shower room, and also has the integral door to the garage, ceiling lights and central heating radiators.

Downstairs Shower Room

Comprising of walk in cubical with electric wall mounted shower, low flush WC, vanity wash hand basin, tiled walls, Upvc window to the side elevation and ceiling light and fan.

Snug

Accessed from the new extension room with window to the rear elevation, central heating radiator and ceiling light.

Landing

Accessed via the stairs from the ground floor, giving access to bedrooms and family bathroom, Upvc window to the side elevation, access to the loft which has been bordered and has electric light with pull down ladder.

Bedroom One

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

WOW what a space, having a Upvc basy window to the front elevation and a further window to the side elevation, laminate effect flooring, ceiling light and electric sockets.

Bedroom Two

With a bank of mirrored fitted wardrobes to the side elevation, dual aspect windows to the side and rear elevation, electric sockets, ceiling light and radiator.

Family Bathroom

Comprising of panelled bath, pedestal wash hand basin, low flush WC, having a Upvc window to the rear elevation, central heating radiator, ceiling light and fan.

Integral Garage

To the side of the property is the integral garage with personal door into the property and electric garage door to the front, power and lighting connected.

Driveways

This property benefits from TWO driveways to either side of the property, one giving access to the garage and the other would easily hold a motor home or touring caravan or could be used as extra parking for this family property.

Front Garden

The front garden is secured by two sets of wrought iron double gates and timber fencing, there are planted edge borders, a small lawned garden area with mature planted shrubs, lockable gates access to the rear garden.

Rear Garden

To the rear of the property is a fully enclosed secure rear garden, mainly being laid to lawn with mature planted shrubs and bushes, there are two fish ponds one large (needing work) and a smaller pond.

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 towards the traffic lights and turn Left, take your first right hand turn onto Wellington Road and the property is located three quarters of the way down the street on your left 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 .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'.

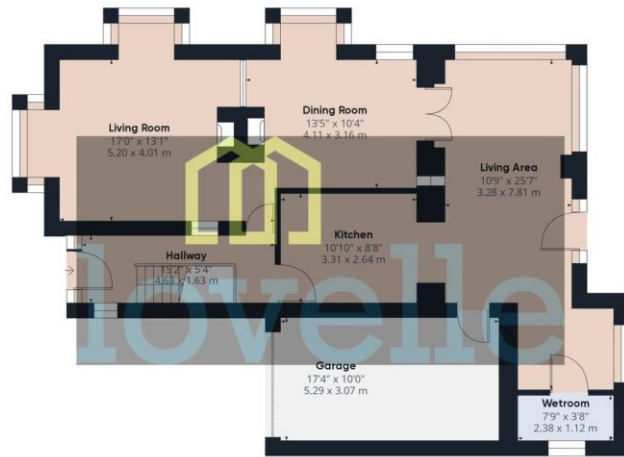
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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. 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. 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.





Floor 0



Approximate to
1533.4 ft
142.46 m²

Reduced head
5.23 ft²
0.49 m²

(1) Excluding balconies

Reduced head:
(below 1.5m/4)

While every attempt has



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

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