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Grosvenor Road, Mablethorpe



When it comes to  
property it must be

  
lovelle



OIRO £269,960



Lovelle are pleased to offer for sale a modern detached bungalow set in a quite location of Mablethorpe. Being close to amenities and a short distance to the beach.

### Key Features

- Detached Bungalow
- Lounge Diner
- Quite Location
- Kitchen Diner
- Modern Build
- Private Enclosed Rear Garden
- EPC rating U
- Tenure: Freehold



Lovelle are pleased to offer for sale a modern detached bungalow set in a quite location of Mablethorpe. Being close to amenities and a short distance to the beach.

The property comprises; entrance hall, lounge diner, kitchen diner, two double bedrooms with main bedroom with en-suite wet room, family bathroom, private enclosed rear garden and detached garage.

### Entrance

Entering the property via a composite door into the inner hall.

### Inner Hall

Having laminate effect flooring, doors leading to all rooms, built in storage cupboard housing the central heating boiler, central heating radiator, ceiling lights, loft hatch and electric sockets.

### Lounge Diner

With a Upvc bow window to the front elevation, and "French" Upvc doors to the rear elevation, laminate effect flooring, electric coal effect fire in surround, open arch to the dining area with central heating radiator, ceiling lights, TV point, and electric sockets.

### Dining Kitchen

Having a range of base and wall mounted fitted units, with one and half drainer sink with mixers taps over, complimentary work surface, inset gas hob and electric oven, extractor hood over, space for upright fridge freezer, open to the dining area with central heating radiator, space and plumbing for washing machine and tumble drier, two upvc windows to the rear elevation, half glazed composite door to the rear elevation into the garden.

### Bedroom One

Being a great size double bedroom, Upvc window to the front elevation, central heating radiator, ceiling light, electric sockets, door leading too en-suite wet room.

### En-Suite Wet Room

Having a Upvc window to the front elevation, full tiled walls and non slip wet room flooring, wall mounted electric shower, wall mounted wash hand basin and low flush WC.

### Bedroom Two

Having a Upvc window to the rear elevation, central heating radiator, laminate effect flooring, ceiling light and electric sockets.

### Family Bathroom

Comprising of panelled bath, pedestal wash hand basin, low flush Wc, part tiled walls, ceiling light, extractor fan, Upvc window to the side elevation.

### Rear Garden

To the rear of the property is a fully enclosed garden, having a fully laid patio area, with mature planted shrubs and trees, gated access to the side leading to the detached garage.

### Driveway and Garage

To the side of the property is a link detached garage, having an up and over door with power and lighting, the driveway again is to the side of the property.

### Front Garden

Being an open front garden area pathway leading to the front door, planted borders.

### Location

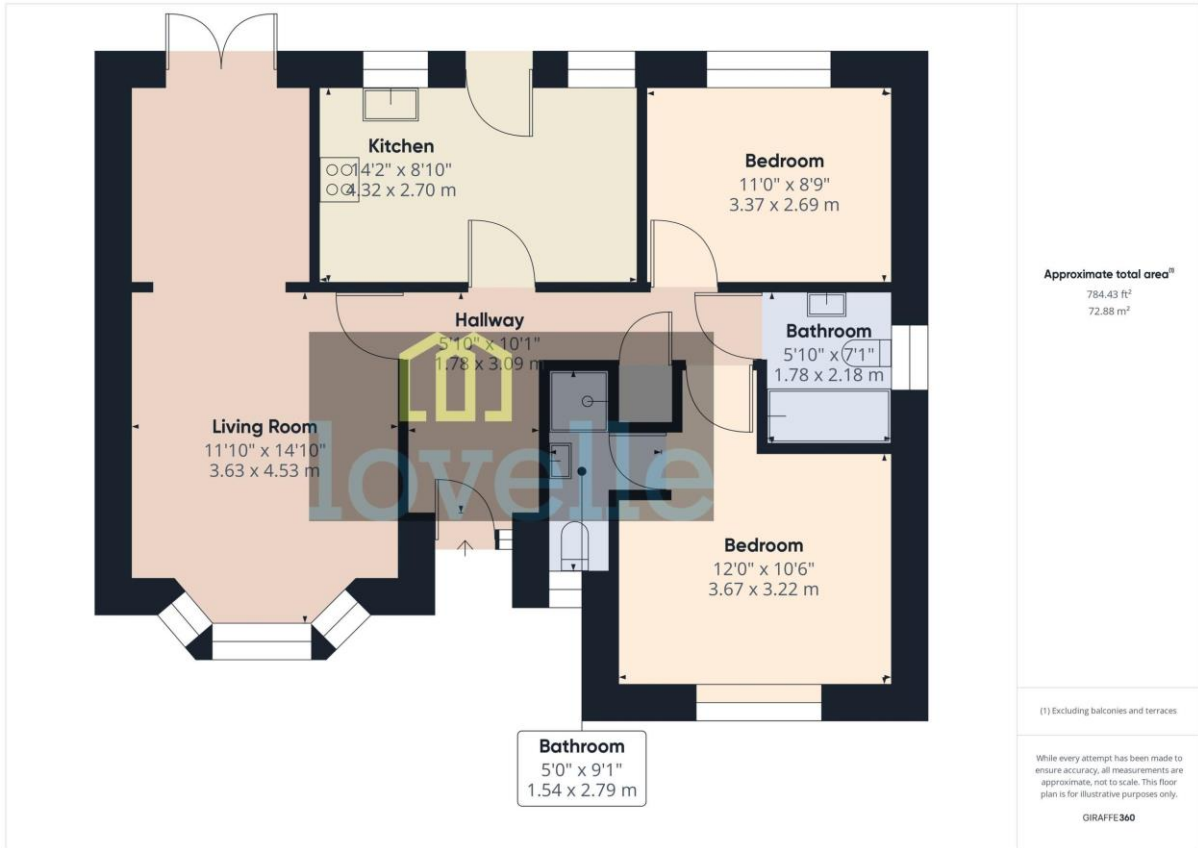
Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market 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 Head north-west on Victoria Road/A52 towards Knowle Street, Victoria Road/A52 turns left and becomes High Street/A1104, Turn right onto Grosvenor Road, follow the road to the bottom the property can be found on the left 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. 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.



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