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Wellington Road, Mablethorpe



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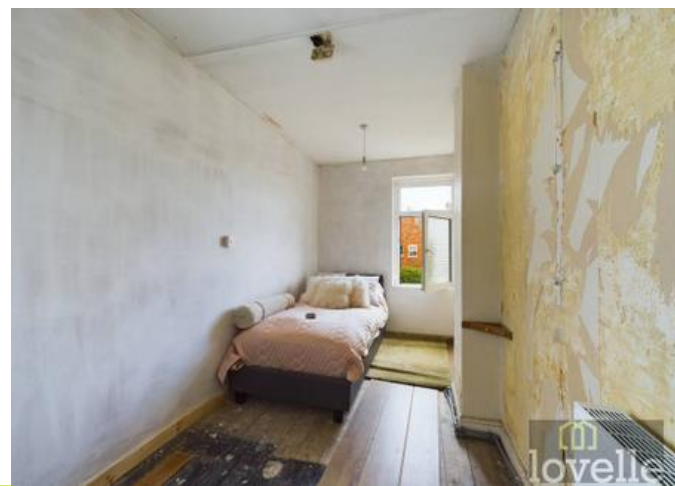
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When it comes to  
property it must be

  
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Guide price £100,000



Being sold by secure sale with immediate exchange of contracts, Starting Offer £100,000. Terms and Conditions Apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### Key Features

- Immediate "Exchange of Contracts"
- Fitted Kitchen
- Sold Via "Secure Sale"
- Lounge and Separate Dining Room

- End Terrace Property Close To The Beach
- Enclosed Rear Garden With Parking To The Front For A Small Car
- EPC rating U
- Tenure: Freehold



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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. The property has undergone some improvements such as air source heat pump being installed with a new boiler,. The property is located close to the beach. The property comprises of ground floor shower room, utility room, kitchen, dining room, lounge, two/three bedrooms, first floor WC, enclosed rear garden and shed, on street parking.

### Entrance

Entering to the side of the property into the hall.

### Kitchen

3.73m x 2.12m (12'2" x 7'0")

Having a range of open wall units and fitted base units, with complimentary work surface over, single drainer sink, with space for upright fridge freezer, ceiling strip light, Upvc window to the side elevation doors into either dining room or utility room.

### Utility Room

1.51m x 2.11m (5'0" x 6'11")

With new water tank for air source heat pump, space for washing machine and tumble drier, fridge freezer, radiator, door leading to Shower Room.

(wall insulation, solar panels and radiators in every room installed in October 2023 still under warranty)

### Shower Room

1.12m x 1.54m (3'8" x 5'1")

Having dual Upvc windows to the side elevation, built in shower cubical with tiled finish and electric shower, WC, tiled floor, radiator and ceiling light.

### Dining Room

3.82m x 3.42m (12'6" x 11'2")

Being accessed from the kitchen, with built in floor to ceiling storage cupboards, open fire in surround, ceiling light and electric sockets, radiator, Upvc window to the rear elevation and door into a small inner hall.

### Inner Hall

1.81m x 2.70m (5'11" x 8'11")

With a part glazed door to the side elevation, and giving access to the lounge or dining room, radiator, stairs to the first floor with storage.

### Lounge

3.94m x 3.58m (12'11" x 11'8")

Having a Upvc bow window to the front elevation and further picture window to the front elevation, with working fire set in surround, radiator, ceiling light, radiator and electric sockets.

### Landing

Being access from the ground floor, giving access to first floor rooms.

## Bedroom One

3.87m x 3.59m (12'8" x 11'10")

Having a new Upvc double glazed window to the front elevation, wooden exposed floor boards, electric sockets, ceiling light and radiator.

## Bedroom Two

3.93m x 2.09m (12'11" x 6'11")

Currently an open space from what was a small second bedroom and dark corridor would make an excellent master suite room, radiator or good size 2nd bedroom two large fitted wardrobes.

## Bedroom Three

4.00m x 2.03m (13'1" x 6'8")

Located at the rear of the property with dual aspect windows to the rear and side elevations, exposed timber flooring, ceiling light and radiator.

## WC

1.27m x 1.13m (4'2" x 3'8")

Comprising of WC and wall mounted wash hand basin, ceiling light.

## Rear

To the rear of the property is a brick shed, low maintenance garden mainly laid to shingle with raised planed beds and mature shrubs, this leads to a further shingled seating area and a shared access to the front of the property. To the side of the property is a small gravelled seating area.

## Front

Being all shingled for ease of maintenance with on street car parking. Parking in front of property for a small car. With solar panels.

## 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

From our office on Victoria Road continue on Victoria Road, Turn left at the traffic lights onto High Street, Turn right onto Wellington Road. The property can be found on the right 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. 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.

## 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.

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 procedures. Bids can be submitted at any time and from anywhere. 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.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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01507 478297

Mablethorpe@Lovelle.co.uk

