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Ancaster Road, Mablethorpe



When it comes to
property it must be


lovelle



Guide price £130,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

Lovelles are pleased to bring to market a TWO bed semi detached bungalow in Mablethorpe with No UPWARD CHAIN!

Key Features

- Immediate "Exchange of Contracts"
- Kitchen
- Sold Via "Secure Sale"
- Two Bedrooms
- Semi-Detached Bungalow
- Attic Rooms
- EPC rating C
- 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.

Lovelles are pleased to bring to market a TWO bed semi detached bungalow in Mablethorpe. The property comprises of Hall, Kitchen, Lounge, Conservatory, TWO Bedrooms and Family Bathroom. With Rear Garden, Garage, Driveway and Carport.

Entrance Hall

4.18m x 1.72m (13'8" x 5'7")

Entering via the Upvc door to the front of the property into the inner hall.

Inner Hall

1.83m x 1.5m (6'0" x 4'11")

Being an "Z" shaped inner hallway giving access to all rooms, loft hatch access with pull down ladder, ceiling lights, central heating radiator, built in double storage cupboard housing the gas boiler and water tank, built in shelving unit with storage cupboards housing electric meter.

Lounge

3.44m x 4.62m (11'4" x 15'2")

Having a Upvc window to the front and side elevations, coving to ceiling, ceiling light, central heating radiator, gas feature fire in tiled surround, electric sockets and TV point.

Kitchen

2.58m x 3.31m (8'6" x 10'11")

Having a range of built in wall and base units with complimentary work surface over, inset single drainer sink, space and plumbing for washing machine, Upvc window to the side elevation, ceiling light, sliding door into the conservatory

Rear Conservatory

2.25m x 2.38m (7'5" x 7'10")

Being built on a dwarf brick wall base with Upvc windows to the front elevation and side elevation, Upvc full glazed door to the side elevation and sliding Upvc doors to the other side elevation.

Bedroom One

4.17m x 3.25m (13'8" x 10'8")

Having fitted wardrobes with 5 door openings, ceiling light, central heating radiator, double opening Upvc "French" doors to the rear elevation.

Bedroom Two

2.24m x 3.18m (7'4" x 10'5")

Having a Upvc window to the side elevation, ceiling light, central heating radiator, electric sockets.

Family Bathroom

1.95m x 1.69m (6'5" x 5'6")

Comprising of a fitted three piece suite with panelled bath, pedestaled wash hand basin, WC, part tiled walls, Upvc window to the side elevation, ceiling light and radiator.

Attic Room

Access via a pull down ladder the room has a sky light window, eves access to the loft space, currently separated into 2 rooms but could be made into a great Third bedroom.

Garage and Carport

6.72m x 2.54m (22'0" x 8'4")

A detached single garage with light and power and personal door. There is also a spacious carport.

Front Garden and Driveway

The front of the property is low maintained paved with flower borders and mature trees. The property is fronted by a brick wall defining the boundary with gates to either side to access the property.

Rear Garden

To the rear you will find a private enclosed rear garden with fencing to all perimeters. The garden is laid to lawn with mature trees and shrubs. There is paved patio areas a timber garden shed and summerhouse.

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 Head north-west on Victoria Road/A52 towards Knowle Street, Turn left onto Knowle Street, Turn left onto Seacroft Road. Follow the road down and take the 5th left onto Ancaster Road. The property can be identified by our 'for sale' board.

Services

The property has mains gas, 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 B. 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.

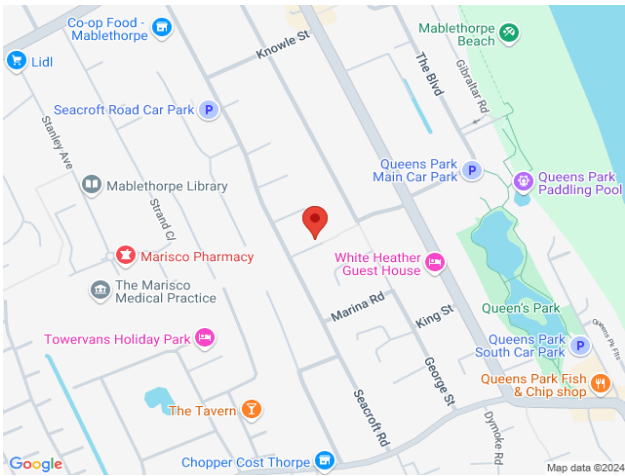
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering.

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)





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