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## The Meadows, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



£205,000



Lovelles are pleased to offer for sale a detached TWO bedroom bungalow, porch with open kitchen, family bathroom, GARAGE AND OFF ROAD PARKING.

### Key Features

- NO UPWARD CHAIN
- DETACHED Bungalow
- TWO Bedrooms
- Lounge

- Kitchen
- Garage
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to offer this TWO bedroom Detached bungalow in a sought after location in Sutton on sea. The bungalow offers a part open kitchen a porch entrance, a lounge with a large UPVC window, family bathroom and a garage with off road parking. To the rear is laid to grass with a shed down the side of the property, and to the front laid to brick and grass with a large hedge.

### Entrance Hall

also 1.81 x 2.28 inner hall

Leading straight into the porch way with a partly open plan kitchen, also giving access to the rear garden.

### Lounge

4.53m x 3.96m (14'11" x 13'0")

Dual aspect windows to front and side elevation, feature fire with surround, tv aerial point, power points, radiator and ceiling light.

### Kitchen

4.05m x 2.31m (13'4" x 7'7")

Offers plenty of cupboard space, electric points, tiled flooring.

### Bedroom One

4.32m x 2.91m (14'2" x 9'6")

'French' doors leading out to rear garden, built in wardrobes, power points, ceiling light and radiator.

### Bedroom Two

3.26m x 3.34m (10'8" x 11'0")

Window to elevation, radiator, power points and ceiling light.

### Shower Room

2.31m x 2.34m (7'7" x 7'8")

Obscure window to elevation, a three piece suite comprising of bath, pedestal wash hand basin, WC, partly tiled walls.

### Rear Garden

Laid to grass, fenced all around for privacy, shed down the side of the elevation.

### Garage

Spacious up and over door, room for a car or bikes, garden equipment or storage.

### Driveway

Laid to bricks, enough room for TWO cars.

### Front

Laid to bricks and grass, a large hedge along the front elevation.

## Location

Trusthorpe is a small seaside resort on the East Lincolnshire coast, between the larger resorts of Mablethorpe and Sutton on Sea, and being approximately 15 miles north of Skegness. Mablethorpe and Sutton on Sea have a range of shops, bars and restaurant

## Directions

From our office on Victoria Road, travel South along the A52 as though heading towards Sutton on Sea. Continuing along the A52 you reach Trusthorpe. The road will bear left sharply. On the bend turn right onto Trusthorpes Main Road. Take your first right onto North Road and turn right again onto The Meadows. Turn left and the property will be found on your right 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.

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.

## Agents Disclaimer

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



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01507 478297

Mablethorpe@Lovelle.co.uk

