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## The Forges, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



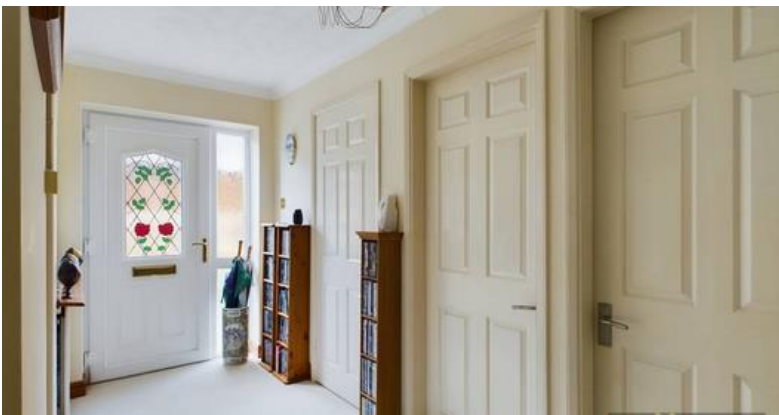
£265,000



Lovelle are pleased to offer for sale a THREE bedroom DETACHED bungalow with detached garage gated driveway. Being located in a convenient location for the town centre of Mablethorpe and a short drive from the beach with NO UPWARD CHAIN.

### Key Features

- DETACHED Bungalow
- THREE Bedrooms
- Lounge and Conservatory
- Kitchen/ Diner
- NO UPWARD CHAIN
- Rear Garden
- EPC rating D
- Tenure: Freehold





Lovelle are pleased to offer for sale a THREE bedroom DETACHED bungalow with detached garage and gated driveway. Being located in a convenient location for the town centre of Mablethorpe and a short drive from the beach with NO UPWARD CHAIN. The property comprises of Entrance Hallway, Lounge, Kitchen/Diner, THREE Bedrooms, Bathroom and Cloakroom. With Rear Garden, Front Garden, Driveway and Garage.

### Hall

1.50m x 3.93m (4'11" x 12'11")

A side entrance door, radiator, coving, textured ceiling, power point, storage cupboard with window to side elevation and airing cupboard (houses the gas combination boiler which supplies heating and hot water).

### Lounge

6.20m x 3.86m (20'4" x 12'8")

Double opening 'French' doors leading out to rear garden, electric feature fire set in surround, power points, tv aerial, telephone point, two radiators, textured ceiling and coving. Archway opening into;

### Kitchen/ Diner

3.85m x 3.96m (12'7" x 13'0")

Dual aspect windows to side and rear elevation, fitted with a range of base and wall units with worktop over, stainless steel sink with drainer, integrated double oven, gas hob with extractor over, part tiled walls, spot lights, power points, radiator and door leading to the side of the property.

### Sun Room

3.61m x 2.59m (11'10" x 8'6")

Glass pitched roof, window to all elevations, power points and French double opening doors leading out onto the garden.

### Bedroom One

4.11m x 2.69m (13'6" x 8'10")

Window to front elevation, double bedroom, power points, radiator, textured ceiling and coving.

### Bedroom Two

2.99m x 2.38m (9'10" x 7'10")

Window to front elevation, power points, radiator, textured ceiling and coving.

### Bedroom Three

2.13m x 2.66m (7'0" x 8'8")

Window to front elevation, power points, radiator, textured ceiling and coving.

### Bathroom

1.77m x 2.69m (5'10" x 8'10")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, pedestal wash hand basin, WC, fully tiled walls, radiator and heated towel rail.

### Rear Garden

To the rear is a privately enclosed rear garden with fencing to all perimeters. The rear garden is laid to lawn with a gravelled boarder.

## Garage

With up and over door, power and lighting and side access door to the garden.

## Driveway

Concrete driveway to the side of the property allowing several vehicles to park.

## Front

To the front of the property you will find an enclosed lawned front garden with mature trees and hedges. There is iron gates which give you entry to the property and rear garden.

## 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, Tesco, Co-Op, Lidl supermarkets. 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 left onto The Forges. The property is the first one.

## Services

The property has mains gas central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. 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.





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