

Buy. Sell. Rent. Let.



The Forges, Mablethorpe



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When it comes to
property it must be


lovelle



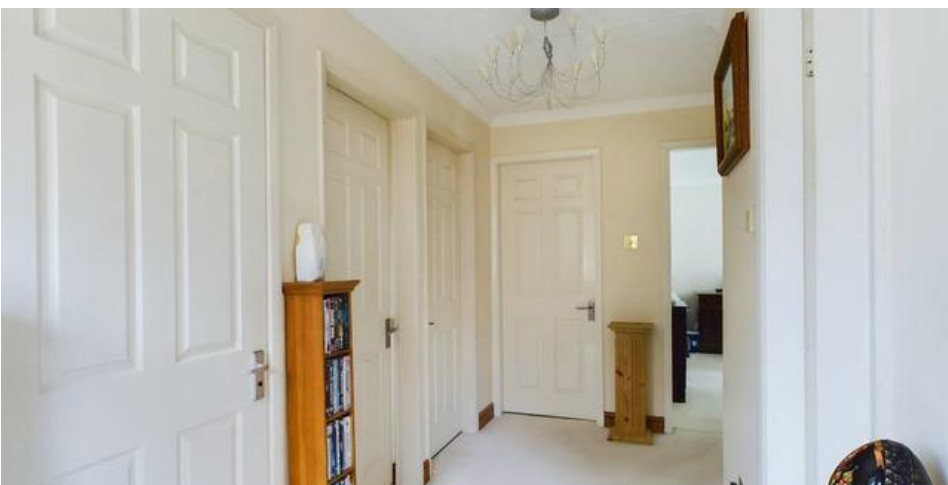
£245,000



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

3.93m x 1.5m (12'11" x 4'11")

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

3.86m x 6.2m (12'8" x 20'4")

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

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

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

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

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

Bedroom One

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

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

Bedroom Two

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

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

Bedroom Three

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

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

Bathroom

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

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, Lidle 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when





negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





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