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Waterloo Road, Mablethorpe



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property it must be

  
lovelle



£240,000



Lovelles are pleased to bring to market this FOUR Bed DETACHED Dormer Bungalow situated in a convenient location close to town and the beach. Don't miss out on this opportunity book your viewing today!

### Key Features

- DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- Kitchen with Utility
- Lounge
- Conservatory
- Low Maintenance Rear Garden
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this FOUR Bed DETACHED Dormer Bungalow situated in a convenient location close to town and the beach. The property comprises on Porch, Entrance Hall, Lounge, Kitchen, Conservatory, Utility Room, FOUR Bedrooms and Bathroom. With Rear Garden and Driveway to the front.

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### Porch

0.87m x 1.18m (2'11" x 3'11")

Front Entrance door, wall mounted consumer unit, leading into;

### Hall

6.54m x 1.19m (21'6" x 3'11")

With access to all rooms, radiator.

### Lounge

6.15m x 3.55m (20'2" x 11'7")

Window to front and side elevation, a closed feature fireplace, coving, textured ceiling, radiator and staircase leading up to the first floor.

### Kitchen

2.90m x 4.79m (9'6" x 15'8")

Window to rear elevation, fitted with a range of wall and base units with complimentary worktops, an inset stainless steel sink basin with drainer and mixer tap, integrated double oven and microwave, with countertop ceramic induction hob with overhead extractor system, waste disposal under sink, two pull out cupboards, two deep pan draws, built in pantry cupboard, plate warmer, built in fridge, coving, textured ceiling, double opening 'French' doors leading into;

### Conservatory

3.32m x 4.34m (10'11" x 14'2")

Rear and side windows to all elevations and roof windows with fitted blinds, a door to the side and double 'French' doors to the rear garden.

### Utility Room

3.38m x 2.14m (11'1" x 7'0")

Window to rear elevation, roof windows, plumbing for washing machine and dryer, space for fridge/ freezer, wall mounted ' Worcester' combination boiler, door into conservatory.

### Bedroom Three

3.50m x 3.41m (11'6" x 11'2")

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

### Bedroom Four

2.84m x 3.38m (9'4" x 11'1")

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

### Bathroom

2.58m x 3.37m (8'6" x 11'1")

Obscure window to rear elevation, a four piece suite comprising of a dual flush WC, wash hand basin, panelled bath and square shower enclosure with mains fed shower, fully tiled walls, tiled flooring, extractor fan and heated towel rail.

## Landing

1.74m x 5.05m (5'8" x 16'7")

With access to both bedrooms and hatch to the loft space.

## Bedroom One

4.35m x 4.65m (14'4" x 15'4")

Window to the front elevation, radiator, power points.

## Bedroom Two

2.89m x 4.69m (9'6" x 15'5")

Window to rear elevation, radiator, power points. ( The furniture can stay if buyers wants it wardrobe, bed and dressing table)

## Rear Garden

To the rear is a private low maintenance rear garden with fencing to all perimeters with artificial lawn, a decked terrace area, timber garden shed, raised plant beds and a brick built storage shed

## Front

The front of the property is low maintenance with space to park vehicles.

## 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. 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.

## Services

Council Tax Band D

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

## 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 right onto Waterloo Road. The property can be found on the right hand side.









Floor 0



Floor 1

Approximate total area<sup>§</sup>

136.97 m<sup>2</sup>

Reduced headroom

11.58 m<sup>2</sup>

Excluding balconies and terraces

§ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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