

Buy. Sell. Rent. Let.



Golf Road, Mablethorpe



3



1



1

When it comes to
property it must be


lovelle



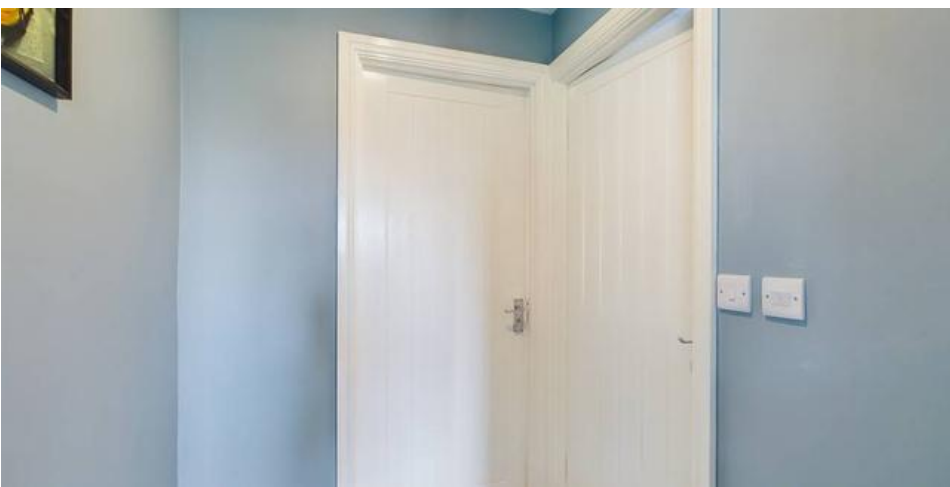
Guide price £150,000



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000**** A newly refurbished THREE bed Detached Bungalow situated in a quiet location within walking distance to the beach with NO UPWARD CHAIN!

Key Features

- Detached Bungalow
- THREE Bedrooms
- Open Plan Kitchen / Living Room
- Bathroom
- Rear Garden
- Driveway
- EPC rating G
- Tenure: Freehold





****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000****

A newly refurbished THREE bed Detached Bungalow situated in a quiet location within walking distance to the beach with NO UPWARD CHAIN!

The property comprises of Entrance Porch, Open Plan Kitchen/ Living Room, Three Bedrooms and Bathroom. With Rear Garden overlooking field views and Driveway.

Entrance Porch

1.55m x 1.25m (5'1" x 4'1")

Upvc door with side window gaining entry into;

Open Plan Kitchen/ Living Room

3.8m x 6.45m (12'6" x 21'2")

Light and airy room with a range of fitted wall and base units with contrasting worktop over, tiled splashback, one bowl stainless steel sink unit with drainer, four ring induction hob, electric oven and extractor over, space for freestanding fridge/freezer, dishwasher and plumbing for a washing machine.

With sliding patio doors leading out to the rear garden, radiator, power points and tv aerial. The electric 'mirrorstone' boiler is housed here and controls for the underfloor heating.

Bedroom Two

3.69m x 2.74m (12'1" x 9'0")

Window to front elevation, Double bedroom, tv aerial , access to the loft, radiator and power points.

Bedroom One

3.71m x 3.46m (12'2" x 11'5")

Window to front elevation, Double bedroom, radiator and power points.

Inner Hallway

1.61m x 1.42m (5'4" x 4'8")

Doors leading into;

Bedroom Three

2.02m x 3.24m (6'7" x 10'7")

Window to front elevation, Single bedroom, radiator , power points and consumer unit.

Bathroom

2.08m x 1.71m (6'10" x 5'7")

Obscure window to side elevation, a three piece suite comprising of 'P' shaped bath tub with shower over and glass screen, vanity wash hand basin, WC , mermaid boarding, shaver point and heated towel rail.

Rear Garden

To the rear of the property you will find an enclosed rear garden laid to artificial grass with fencing to perimeters and overlooking open fields.

Driveway

The front of the property is low maintenance laid to gravel ample space for vehicles to park.

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.

Directions

From our office on Victoria Road head towards the traffic lights and turn right onto the High Street. Once at the junction with Quebec Road take the right hand turning travelling north along Quebec Road. Continue and take your first left onto Golf Road. Continue along Golf Road take the fourth left opposite askews and follow the road down and the property can be found on the right hand side 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 A.

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.

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

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.

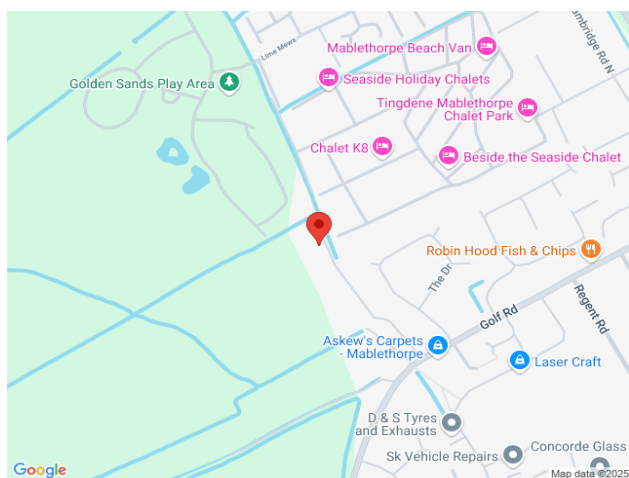
Energy Performance Certificate

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.

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 procedures. 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) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



When it comes to **property**
it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

