

Buy. Sell. Rent. Let.



Golf Road, Mablethorpe



When it comes to  
property it must be

  
**lovelle**





OIRO £160,000



A TWO bed semi detached Bungalow situated in convenient position in Mablethorpe located close to the beach and within walking distance to towns amenities. With NO UPWARD CHAIN!

### Key Features

- Semi Detached Bungalow
- TWO Bedrooms
- Lounge
- Kitchen
- Enclosed Rear Garden
- Driveway and Garage
- EPC rating C
- Tenure: Freehold





A TWO bed semi detached Bungalow situated in convenient position in Mablethorpe located close to the beach and within walking distance to towns amenities. With NO UPWARD CHAIN!The property comprises of Kitchen, Lounge, Inner Hall, TWO Bedrooms and Bathroom. With Rear Garden, Driveway and Garage.

### Kitchen

1.87m x 4.37m (6'1" x 14'4")

Entry gained via a Upvc door, dual aspect windows to side elevation, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink unit with drainer, tiled splashbacks, space and plumbing for washing, space for fridge freezer, spotlights , power points and coving to ceiling. Gas boiler housed here.

### Lounge

3.74m x 4.81m (12'4" x 15'10")

Window to front elevation, tv point, telephone point, power points , radiator and coving to ceiling.

### Inner Hall

0.81m x 1.41m (2'8" x 4'7")

Doors to all rooms and loft access.

### Bedroom One

2.76m x 4.56m (9'1" x 15'0")

Window to rear elevation, Double bedroom, storage cupboard, power points , radiator and coving to ceiling.

### Bedroom Two

2.85m x 3.04m (9'5" x 10'0")

Double opening 'French' doors leading out to the rear garden, power points, coving to ceiling and radiator.

### Bathroom

1.86m x 1.82m (6'1" x 6'0")

Obscure window to side elevation, a three piece suite comprising of bath with shower over, WC , pedestal wash hand basin, partly tiled walls, extractor fan, radiator and coving to ceiling.

### Rear Garden

To the rear you will find a privately enclosed rear garden with fencing to all perimeters. The garden is predominantly laid to lawn with gravelled borders. A gate leads out to the front.

### Garage

### Driveway

To the side of the property you will find a spacious driveway allowing several vehicles to park.

### Front

The front of the property is laid to lawn with a hedge boarder and a concrete path leading to the front of the property.

## 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 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Viewing

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

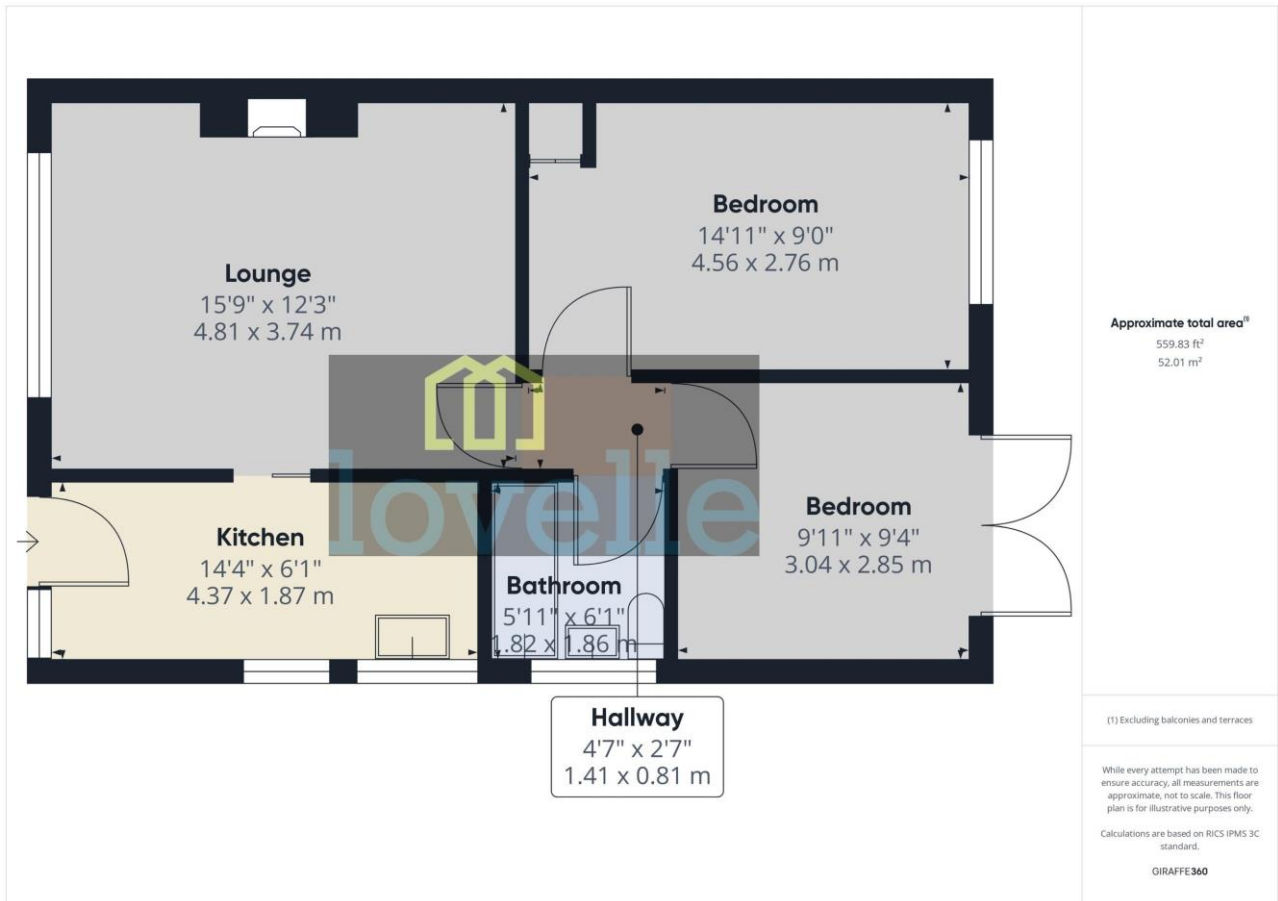
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

### Agents Note

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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