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Marian Avenue, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



Offers over £350,000

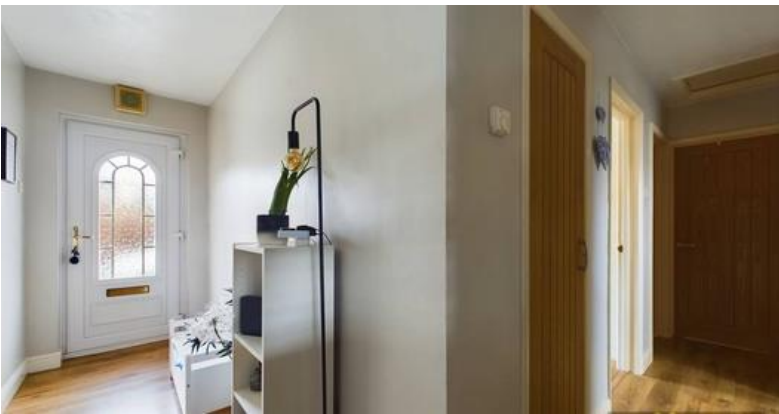


Lovelles are pleased to bring to market this THREE Bed DETACHED Bungalow with A ONE BED ANNEXE. Don't Miss Out On This Unique Opportunity Located In A Sought After Location In Mablethorpe.

### Key Features

- Detached Bungalow with One BedAnnex
- THREE Bedrooms
- Kitchen
- Lounge With Dining Area
- Family Bathroom
- Gardens
- EPC rating C
- Tenure: Freehold







Lovelles are pleased to bring to market this THREE Bed DETACHED Bungalow with A ONE BED ANNEXE. Don't Miss Out On This Unique Opportunity Located In A Sought After Location In Mablethorpe.

The property comprises of Hall, Lounge With Dining Area, Kitchen , THREE Bedrooms and Family Bathroom. With an Annexe that comprises of Lounge, Kitchen Area, One Bedroom and Shower Room. With Gardens, Driveway and Garage/ Workshop.

### Hall

4.04m x 1.24m (13'4" x 4'1")

With access to all rooms, three storage cupboards, access to the loft space, thermostat and radiator.

### Lounge With Dining Area

6.77m x 4.5m (22'2" x 14'10")

Window to rear elevation, gas fireplace set in feature surround, textured ceiling, coving, radiator, tv aerial point, power points and double doors leading out into the front garden.

### Kitchen

5.09m x 3m (16'8" x 9'10")

Window to side elevation, fitted kitchen with a range of base and wall units with worktop over, breakfast bar, Bosch double oven, five ring gas hob with extractor hood over, one and half bowl sink and drainer with mixer taps, integrated dishwasher, plumbing for a washing machine, Worcester combination boiler, space for fridge freezer, spot lights and power points.

### Bedroom One

2.91m x 2.42m (9'6" x 7'11")

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

### Bedroom Two

3.36m x 3.49m (11'0" x 11'6")

Window to side elevation, double bedroom, power points and radiator.

### Bedroom Three

3.29m x 2.8m (10'10" x 9'2")

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

### Family Bathroom

1.66m x 2.58m (5'5" x 8'6")

Obscure window to side elevation, fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin and dual flush WC set in vanity unit with storage cupboards ,spot lights , extractor fan and mermaid board to the walls.

### Annexe

With its own private entrance.



## Open Plan Kitchen Living Area

3.8m x 3.94m (12'6" x 12'11")

Double doors lead into living area, open plan kitchen with base and wall units with worktop over, electric oven and hob with extractor over, stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, radiator and a door leading out to the garden.

## Bedroom

2.71m x 3.15m (8'11" x 10'4")

Window to rear elevation, radiator and power points.

## Shower Room

2.74m x 1.01m (9'0" x 3'4")

Obscure window to rear elevation, a three piece suite comprising of shower cubicle with electric shower over, wash hand basin and WC.

## Rear Garden

To the rear is a generous sized plot which has been fenced to all borders. The garden is mainly laid to lawn with gravelled borders. There is a block paved patio area.

## Garage

With up and over door power and lighting. \*the garage is currently being used as an office\*

## Driveway

Block paved driveway allowing several vehicles to park.

## Front

The front of the property is laid to lawn with a gravelled area, mature trees and flowers.

## Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.

## Directions

From our office Head south-east on Victoria Road/A52 towards The Boulevard. Turn right onto Seaholme Road, Turn left at the 1st cross street onto Dymoke Road, Turn right onto Medina Gardens, Turn left onto Marian Avenue and follow the road to the end. The property is the last bungalow.

## Services

The property has mains 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 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.

### Energy Performance Certificates

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.

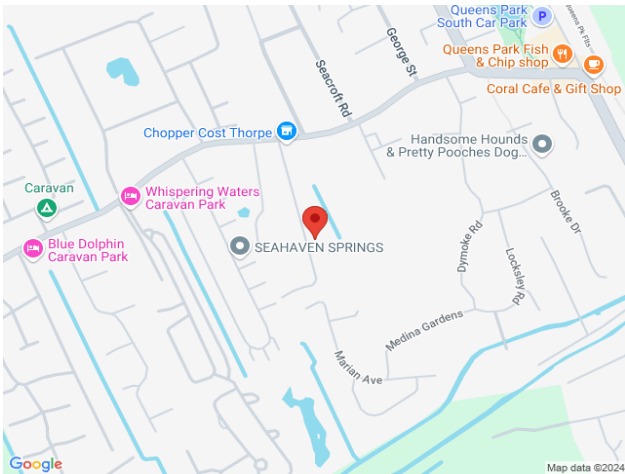
### Mortgage Advice

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.

### 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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01507 478297

Mablethorpe@Lovelle.co.uk

