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## Strand Close, Mablethorpe



When it comes to  
property it must be

  
**lovelle**





£80,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

A Two bed detached bungalow with spacious garden and driveway situated within walking distance to the towns amenities and beach . The property benefits from no onward chain.

#### Key Features

- Detached Bungalow
- No ONWARD CHAIN
- Immediate "Exchange of Contracts"
- TWO Bedrooms
- Rear Garden
- Conservatory
- EPC rating U
- Tenure: Freehold









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A Two bed detached bungalow with spacious garden and driveway situated within walking distance to the town's amenities and beach. The property comprises of Lounge, Kitchen, Conservatory, Two Bedrooms and Bathroom. With Front and Rear Gardens and Driveway.

### Lounge

3.54m x 5.01m (11'7" x 16'5")

Triple aspect windows to front and side elevation, electric fire, power points and doors giving access to all rooms.

### Kitchen

2.47m x 1.95m (8'1" x 6'5")

Window to rear elevation, base units, stainless steel one bowl sink with drainer, space for cooker, power points, tiled walls and door into conservatory.

### Conservatory

5.87m x 2.86m (19'4" x 9'5")

Windows to all elevations, sliding patio doors leading out into the garden, polycarbonate roof and power points.

### Bedroom One

3.48m x 3.01m (11'5" x 9'11")

Window to front elevation, double bedroom and power points.

### Bedroom Two

2.55m x 2.97m (8'5" x 9'8")

Window to rear elevation, double bedroom and power points.

### Bathroom

2.53m x 3m (8'4" x 9'10")

Window to rear elevation, a three piece suite comprising of shower cubicle, pedestal wash hand basin and WC.

### Rear Garden

To the rear you will find an enclosed rear garden with fencing and hedging to all perimeters. The rear garden is predominantly lawned with a large fish pond, a variety of mature trees and shrubs.

### Front

To the front of the property is laid to lawn with a variety of mature trees and shrubs. With a hedge boarder to the front for privacy and define the boundary. With concrete driveway to the side allowing several vehicles to park.

### 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

## Services

The property has 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. We are led to believe the property is of non standard construction. 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.

## Directions

Head north-west on Victoria Road/A52 towards Knowle Street for 75 feet, Turn left onto Knowle Street, Turn right onto Seacroft Road for 0.1 miles. Turn left onto High Street/A1104 for 0.1 miles, Turn left onto The Strand follow the road and the property can be found

## 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.

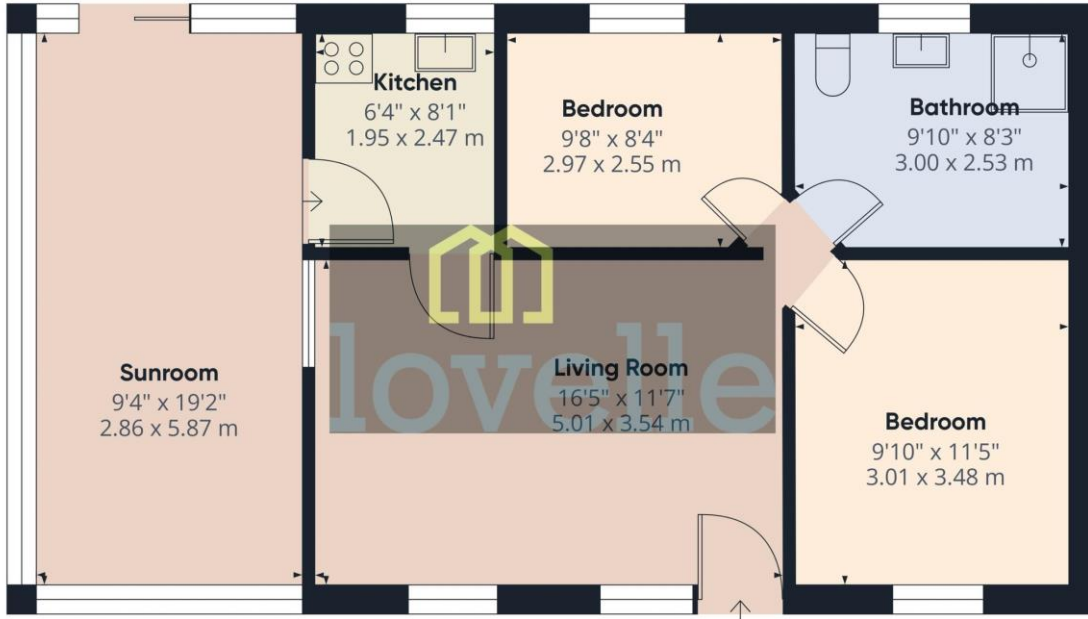
## Auctioneers Comments

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.







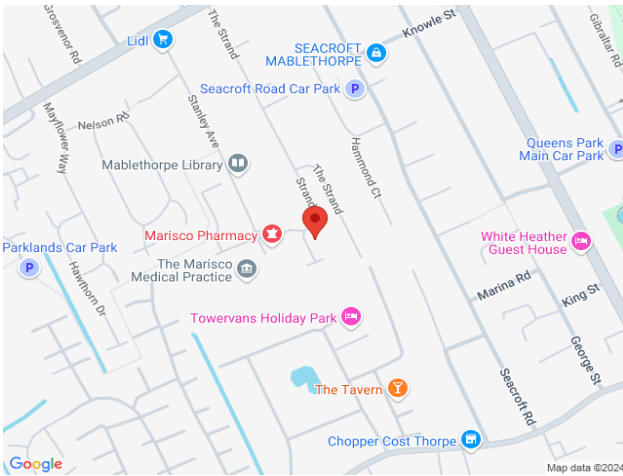


Approximate total area<sup>(1)</sup>  
713.97 ft<sup>2</sup>  
66.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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