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Victoria Road, Mablethorpe



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£295,000



Lovelles are pleased to bring to the market a spacious SIX bedroom Semi-Detached house in a convenient central position to the beach and town centre of Mablethorpe.

### Key Features

- Semi-Detached House
- SIX Bedrooms
- Family Bathroom
- WC
- Lounge
- Second Reception Room
- EPC rating E
- Tenure: Freehold





Lovelles are pleased to bring to the market a spacious SIX bedroom Semi-Detached house in a convenient central position to the beach and town centre of Mablethorpe. Briefly comprising of entrance porch, lounge, second reception room, open plan kitchen diner, rear hall, utility room with WC, first floor landing with access to Three bedrooms, family bathroom and further WC, second floor landing giving access to a further Three bedrooms. Off road parking to the front for two cars, enclosed rear garden with views over queens park. Must be viewed to appreciate the size of the property.

### Entrance porch

Having a Upvc half glazed door to the front elevation with glazed window above, opening to the inner hall.

### Inner Hall

Having a Upvc window to the side elevation, wooden inner half glazed door into the inner hall, giving access to the ground floor rooms, and stairs to the first floor, under stairs storage area, and further hall leading to the dining kitchen, ceiling lights, telephone point, further central heating radiator.

### Lounge

Having a Upvc box bay window to the front elevation, stone fire surround with mantle over, ceiling light, coving to ceiling, electric sockets and telephone point, TV aerial, door into the inner hall.

### Second Reception Room

Having a Upvc box bay window to the rear elevation, and further Upvc window to the side elevation, Ceiling light, central heating radiator, stone fire surround with mantle over and tiled hearth, tv aerial point, telephone point, coving to ceiling, internal doors to the side and rear if the room with access into the inner hall.

### Open Plan Kitchen Diner

Having a Upvc window to the side elevation, central heating radiator, open arch into the kitchen, ceiling light and coving to ceiling. The kitchen has a range of white wall and base units incorporating draw units with black complimentary work surface over, space for range style gas cooker with extractor hood over, Upvc door to the side elevation, opening to a further kitchen area with central heating radiator, Upvc window to the rear elevation looking into the garden and doorway to rear inner hall.

### Rear Inner Hall

Having a ceiling strip light and space for upright fridge freezer, ceramic tiled flooring and door into the utility room.

### Utility Room with WC

Having two Upvc windows to the side elevation, full tiled walls and floor, ceiling strip lighting, wall mounted gas boiler, WC and pedestaled wash hand basin, plumbing and space for washing machine and tumble drier. (this would make an ideal ground floor bathroom)

### First Floor Landing

Giving access to the first floor bedrooms and bathroom, also having further steps to rooms from the landing, ceiling light, window to the side elevation.

### Bedroom One

Having a Upvc window to the rear elevation overlooking Queens Park and giving a slight sea view, being a double bedroom with ceiling light, central heating radiator, and electric sockets.

### Bedroom Two

Being a bright airy room with dual aspect Upvc windows to the rear and front elevations, having a door access from both side of the landing, ceiling light and central heating radiator.

### Bedroom Three

Having two Upvc windows to the front elevation, central heating radiator, coving to ceiling and ceiling light another great size double bedroom.

### Family Bathroom

Comprising of panelled bath with electric shower over and glass shower screen, WC, pedestal wash hand basin, part tiled walls and splash backs, central heating radiator and ceiling light.

### Separate WC

Having a Upvc window to the side elevation, WC and ceiling light.

### Second Floor Landing

Giving access to the top floor rooms, central heating radiator, decorative glazed ceiling sky light, Upvc window to the side elevation, ceiling light and radiator.

### Bedroom Four

Having a Upvc window to the rear elevation over looking Queens Park and having a sea view, being a good size double bedroom with TV aerial point, electric sockets, ceiling light and radiator.

### Bedroom Five

Having a Upvc window to the rear elevation over looking Queens Park and the sea, loft hatch access, ceiling light and radiator.

### Bedroom Six

Having Upvc window to the front elevation, central heating radiator, ceiling light, TV aerial point, electric sockets another good size double room.

### Rear Enclosed Garden





Being fully enclosed with timber fence too all sides some built over dwarf brick walls and rear lockable gate to the rear opening to access Queens Park, this is such a unique space having an under cover outdoor kitchen area with BBQ, seating and electric sockets, two brick built stores, outdoor lighting, raised patio area with fish pond and pumps, this then leads to a artificial turfed lawn, outside tap with picket fence and gate leading to a further patioed seating area,

### Front Off Road Parking Area

Having brick a brick wall with decorative blocking above to define boundary and leading to the front driveway area with lockable gate, having a concrete patio seating area and access to the kitchen door.

### 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 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.

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.

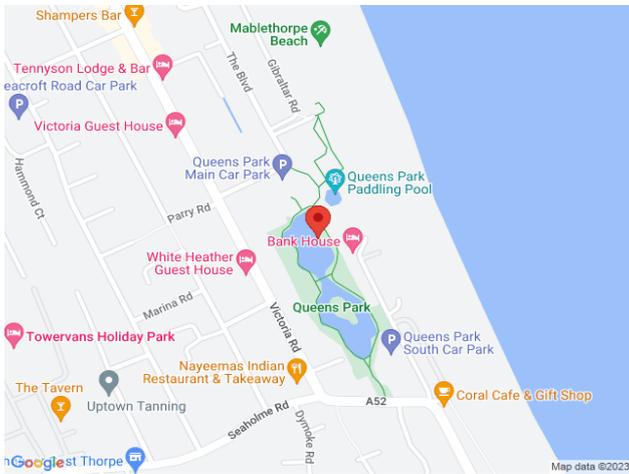
### Directions

From our office on Victoria Road head towards Sutton on Sea, the property can be found on the left hand side after the S and S Garage.

### Services.

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.





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