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Regent Road, Mablethorpe



When it comes to  
property it must be

  
lovelle



£199,500



NEW to Lovelle we have this TWO bedroom SEMI-DETACHED Bungalow, offering a Reception Room, Kitchen, Conservatory, Studio-Workshop-Bar-Summer House-Storage Unit, Driveway-Superb Rear Garden.

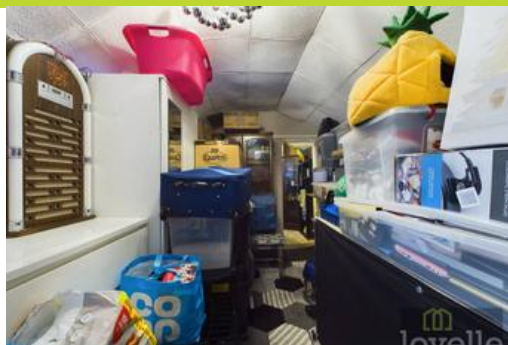
### Key Features

- Semi Detached Bungalow
- TWO Bedrooms
- TWO Reception Rooms
- Driveway
- Rear Garden
- Close to town and the beach
- EPC rating D
- Tenure: Freehold









NEW to Lovelle we have this TWO bedroom SEMI-DETACHED Bungalow, offering a Reception Room, Kitchen, Conservatory, Studio-Workshop-Bar-Summer House-Storage Unit, Driveway-Superb Rear Garden. The Bungalow is situated on a nice quiet street close to all local amenities and a short walk to our AWARD winning BLUE beach.

### Entrance Hall

2.79m x 1.65m (9'2" x 5'5")

Entering via a UPVC door to the side elevation.

### Reception Room

3.65m x 3.55m (12'0" x 11'7")

Electric Fireplace and surround to the centre, tv aerial point, telephone point, power points and radiator.

### Kitchen

2.37m x 2.8m (7'10" x 9'2")

Window to side elevation, wall and base units with worktop over, one bowl stainless sink with drainer and mixer taps, cooker point, built in storage cupboards, power points and radiator.

### Utility Room

0.77m x 1.31m (2'6" x 4'4")

Window to side elevation, base unit with worktop over, plumbing for washing machine, room for a tumble dryer, room for a fridge/freezer and power points.

### Conservatory

2.11m x 3.71m (6'11" x 12'2")

Dual aspect windows, door to side elevation leading out into the rear garden.

### Bedroom One

2.17m x 3.55m (7'1" x 11'7")

Box window to front elevation, double bedroom, power points, tv point and radiator.

### Bedroom Two

3.23m x 2.4m (10'7" x 7'11")

Window to rear elevation, double bedroom, power points, tv point and Loft access houses the combination boiler).

### Wet Room

1.87m x 1.65m (6'1" x 5'5")

Window to side elevation, a two piece suite comprising of wet room style shower, pedestal wash hand basin, tiled walls and extractor fan.

### WC

1.38m x 1.65m (4'6" x 5'5")

Window to side elevation, two piece suite comprising of pedestal wash hand basin, Wc and tiled walls.

### Studio One

4.46m x 2.07m (14'7" x 6'10")

UPVC double doors, Central heating, electric fireplace, power points.

### Studio Two

1.85m x 2.07m (6'1" x 6'10")

UPVC single door, power points, lighting.

### Driveway/ Front Garden

Resin Drive, fencing to front to define the boundary, laid to stone with feature garden ornament's.

### Rear Garden

Low maintenance rear garden Laid to slabs, a timber fence to all perimeters offering privacy, Summer House-Studio-Workshop-Metal Shed and Bar.

### 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 left onto the High Street. Take the first turning on the right into Wellington Road. Follow this road to the end, turning left at the end of the road and then first Right onto Regent Road, following the road along the property is the located on the right hand side.

### 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.

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.

### 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.

### 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 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.

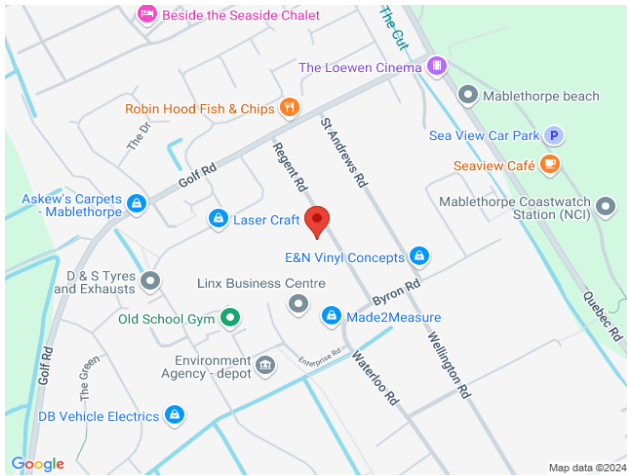
### How to make an offer

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.

### 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.





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