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Sea Lane, Theddlethorpe



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When it comes to
property it must be


lovelle



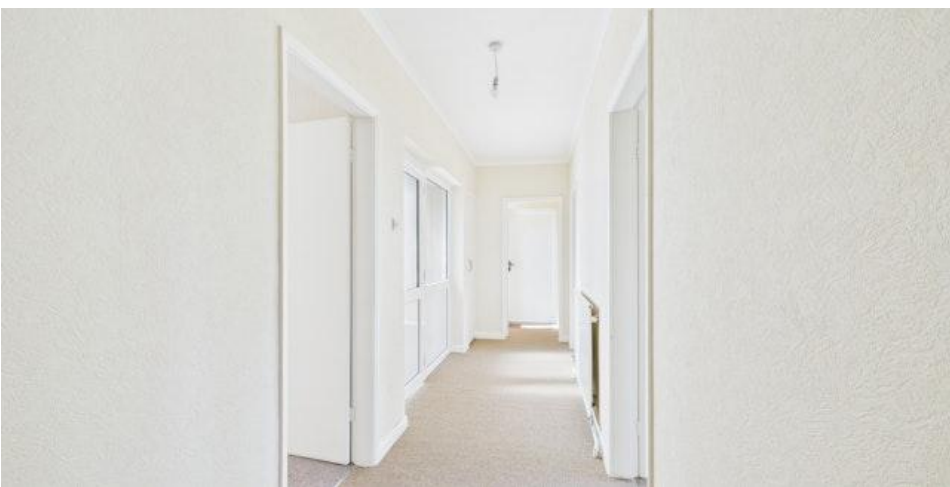
OIRO £265,000



Lovelles are pleased to bring to market this three bed detached bungalow Set in a semi rural location in Theddlethorpe with no onward chain. Viewing is advised to see the space on offer. The vendors have undertaken some work to the property

Key Features

- No onward chain
- Rural Location
- Detached Bungalow
- Three Bedrooms
- Lounge
- Dining Room
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this three bed detached bungalow Set in a semi rural location in Theddlethorpe with no onward chain. The vendors have undertaken some work to the property including extra loft insulation , partial rewire / certificate to rental standard , heating system flushed and tested . LPG gas test ,New flooring throughout and recently Painted . Viewing is advised to see the space on offer. The property comprises of entrance porch, entrance hallway, dining room, lounge, kitchen, utility room, three bedrooms, wet room, attached garage with integral door, fully enclosed well-kept rear garden, front garden with large driveway.

Front Entrance Porch

Being built on a dwarf brick wall , with polycarbonate roof, having a Upvc double glazed door to the side elevation and Upvc door leading to the inner hall.

Entrance Hallway

Having a Upvc double glazed door and matching window to the front elevation, Radiator, ceiling lights, coving to ceiling, giving access to all bedrooms, airing cupboard, door giving access to the garage.

Lounge

Dual aspect Upvc double glazed windows to the front and side elevations making the room bright and airy, inset wall mounted gas fire, coving to ceiling, ceiling light, TV aerial , power points and telephone point.

Dining Room

Having a large Upvc double glazed picture window to the side elevation, radiator, power points, door leading in to the lounge and further door into the kitchen.

Kitchen

Upvc window to the side elevation, fitted with a range of base and wall mounted units, with matching tall larder units, built in electric oven and hob, part tiled walls, one bowl sink with drainer, power points and door leading into the side utility room. The Worcester oil boiler is also located in the kitchen.

Utility

Being timber construction with lean to Perspex roof, having plumbing for washing machine, single drainer sink, base mounted units window looking into rear store room, wooden door into front facing store room.

Bedroom One

Upvc window to rear elevation, double bedroom, built in wardrobes, radiator, power points and coving to ceiling.

Bedroom Two

Upvc window to rear elevation, double bedroom, built in wardrobes, radiator, power points and coving to ceiling.

Bedroom Three

Upvc window to rear elevation, double bedroom, radiator, power points and coving to ceiling.

Wet Room

Obscure window to rear elevation, a wet room design with wall mounted electric shower, pedestal wash hand basin and WC, ceiling light , partly tiled walls and extractor fan.

Garage

With up and over door, power and lighting and window to rear elevation.

Rear Garden

Being fully enclosed with ornate landscaping, being mainly laid to lawn with mature planted shrubs and bushes, fully enclosed with timber fencing, mature planted boarded, side access to the front of the property to either side of the bungalow. With a greenhouse and timber garden shed.

Front Store

Being built off the back of the utility room access via the side garden, being wooden built with power.

Rear Store

Being built off the back of the utility room access via the side garden, being wooden built with power.

Front

To the front of the property is a patio area leading to the garage and driveway, the driveway is spacious allowing several vehicles to park. Having an open lawned front garden with a mature planted shrub border overlooking the farmland.

Location

Theddlethorpe is a small village with a few amenities including a primary school, village hall and a well renowned 15th Century church. Many amenities can be found nearby in Mablethorpe on the east coast or Louth which is approximately 11 miles away. The market town of Louth where you will find all of the attractions of a busy market town has a wide spectrum of retailers.

Directions

From our offices on Victoria Road travel to the traffic lights and turn left onto the High Street. Continue along this road travelling past the primary school on your right and out of town, At the crossroads turn right on to the A1031 and follow the road for approximately 4 miles. Sea Lane can be found on the right-hand side, the property is on the left.

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.

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.

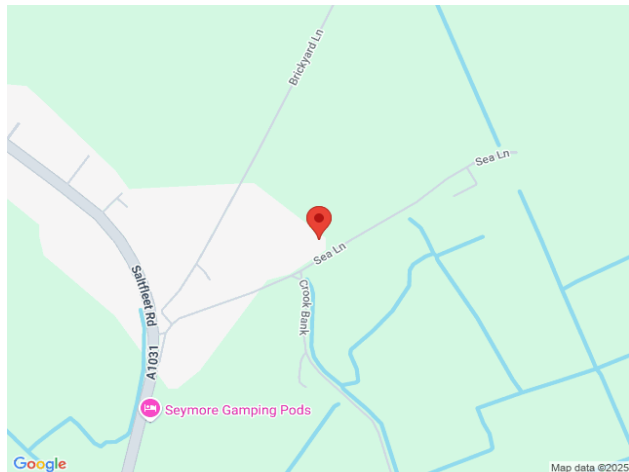
Energy Performance Certificate

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.





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