

Buy. Sell. Rent. Let.



George Street, Mablethorpe



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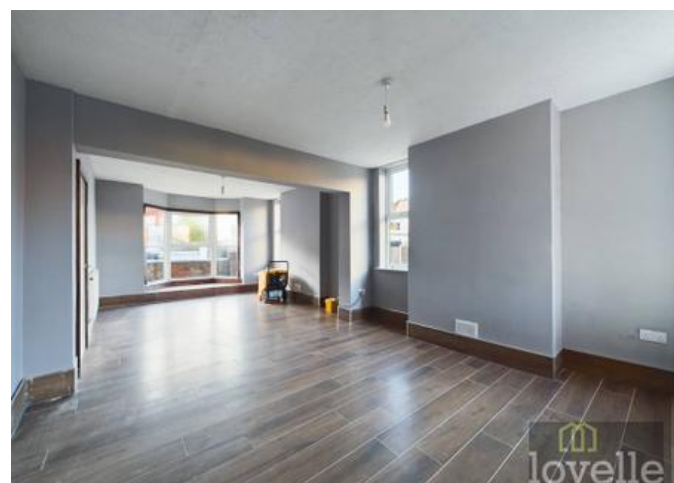
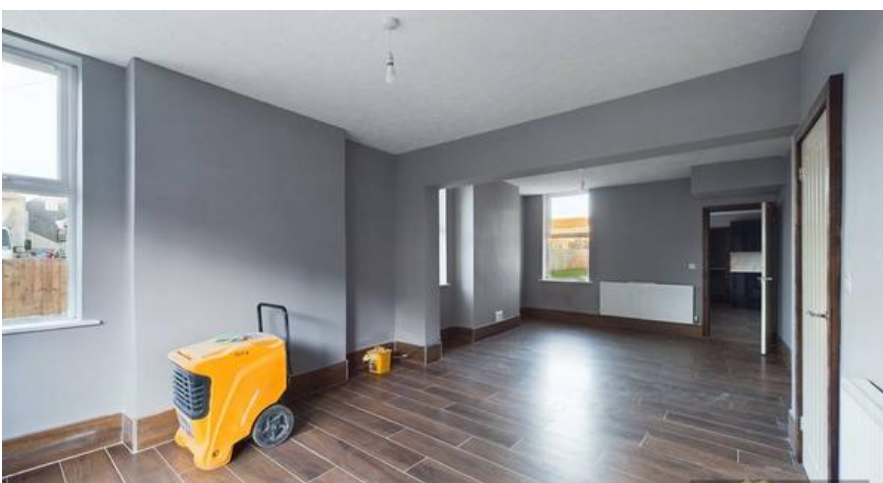
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When it comes to
property it must be


lovelle



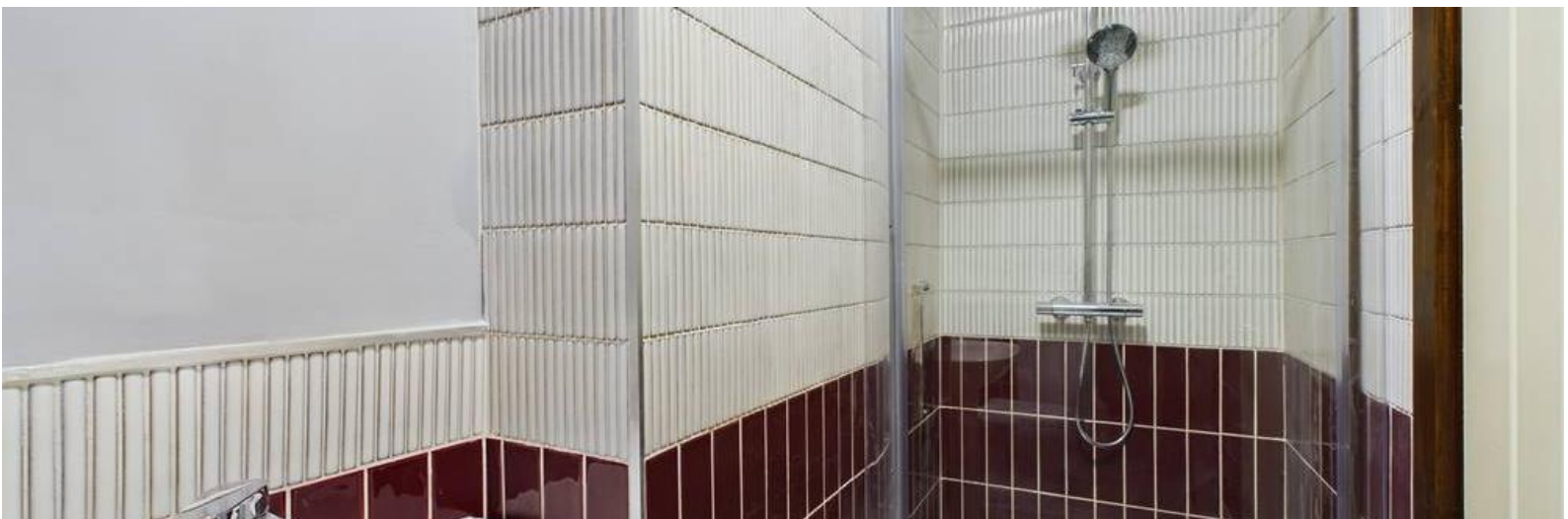
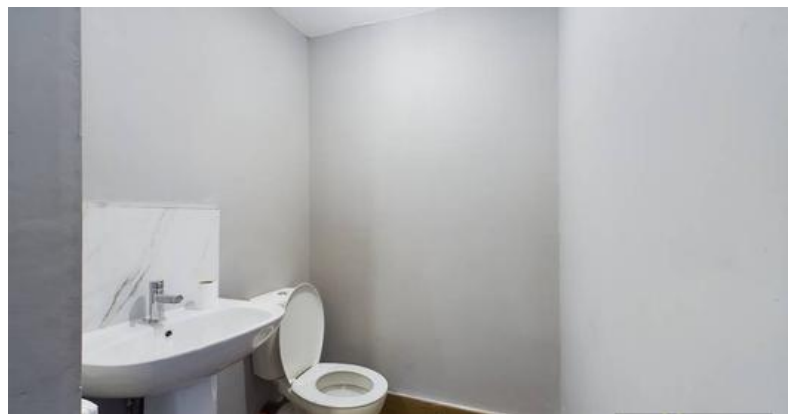
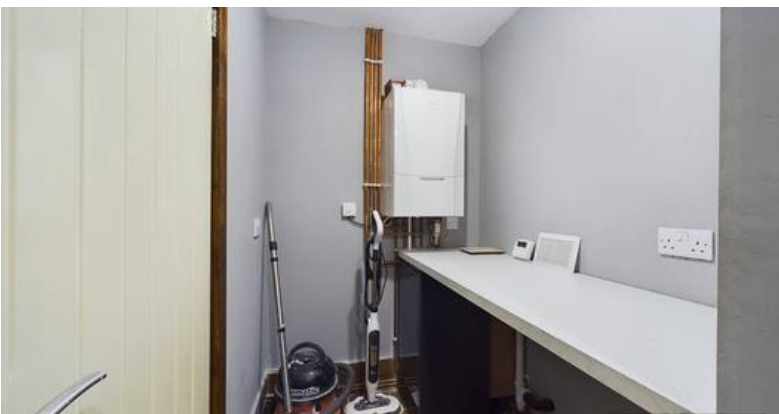
Offers in excess of £280,000



Lovelle offer for sale this recently refurbished FOUR bed END TERRACE house situated in the heart of Mablethorpe. The house sits proudly on a sizable plot with a large driveway and a large rear garden. Recently undergone a full renovation everything is brand new, flooring, windows, radiators ETC!!!! VIEWING IS A MUST!

Key Features

- FULLY REFURBISHED
- Utility Room
- NEW CENTRAL HEATING SYSTEM
- Newly Fitted Modern Kitchen
- FOUR Bedrooms
- Open Plan Living Dining Room
- EPC rating C
- Tenure: Freehold





Lovelle offer for sale this recently refurbished FOUR bed END TERRACE house situated in the heart of Mablethorpe. The house sits proudly on a sizable plot with a large driveway and a large rear garden. The property comprises of lounge, kitchen, Utility area, down stairs WC, FOUR bedrooms and upstairs bathroom. With a fully enclosed large rear garden. Recently undergone a full renovation everything is brand new, flooring, windows, radiators ETC! VIEWING IS A MUST!!

Entrance Hall

3.89m x 0.87m (12'10" x 2'11")

Entering via a Upvc door, radiator, hallway leading to the lounge and stairs to the first floor.

Lounge

7.44m x 3.63m (24'5" x 11'11")

Upvc bay window to front elevation, two dual aspect windows to side elevations, two radiators, power points, TV point, new flooring and door into;

Kitchen

4.74m x 3.18m (15'7" x 10'5")

Dual aspect Upvc windows to side elevation, fitted with a a range of base and wall units with worktop over, one and a half bowl sink with drainer and mixer taps, built in cooker and hob with extractor over, splashback , storage cupboard, power points and radiator. Space for a dining table. Door leading out to rear garden and door into;

Shower Room/ Utility

1.44m x 3.2m (4'8" x 10'6")

Utility area with plumbing and space for a washing machine, space for tumble dryer, WC and wash hand basin. (the boiler is housed here)

Bedroom One

3.66m x 3.74m (12'0" x 12'4")

Dual aspect windows to front elevation, double bedroom, radiator power points, tv point and door into;

En Suite

A three piece suite comprising of shower cubicle, wash hand basin, WC, partly tiled walls and radiator.

Bedroom Two

2.3m x 3.21m (7'6" x 10'6")

Upvc window to side elevation, double bedroom, radiator, power point, and tv point.

Bedroom Three

3.12m x 2.22m (10'2" x 7'4")

Upvc window to side elevation , single bedroom ,radiator, power point and tv point.

Bedroom Four

3.05m x 3.32m (10'0" x 10'11")

Upvc window to rear elevation, double bedroom, radiator, power points and tv point.

Bathroom

A three piece suite comprising of bath with glass screen , wash hand basin, WC , radiator. With access to the loft.

Rear Garden

To the rear you will find a large rear garden which is predominantly laid to lawn. There is fencing to all sides for privacy and defining the boundary.

Driveway

To the side of the property is a concrete driveway for several vehicles and wooden gates giving entry to the rear garden.

Directions

From our office on Victoria Road, Turn Left onto Knowle Street, the Right onto George Street the property is on the left hand side clearly identified by our for sale board.

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.

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 . 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

Viewing

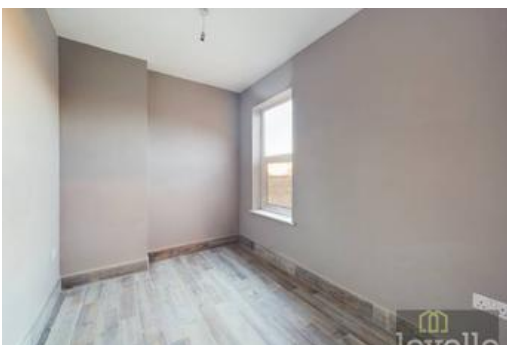
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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. We are currently awaiting an updated council tax band rating.

Making 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.

EPC

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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