

Buy. Sell. Rent. Let.



High Street, Mablethorpe



2



1



1

When it comes to  
property it must be

  
lovelle



£179,950



Lovelles are pleased to bring to market this two bed semi detached bungalow within walking distance to towns amenities and the beach. With no upward chain!

### Key Features

- Semi detached bungalow
- NO ONWARD CHAIN
- TWO Double Bedrooms
- Driveway and Garage
- Rear Garden
- Close To Town and the Beach
- EPC rating D
- Tenure: Freehold









Lovelles are pleased to bring to market this two bed semi detached bungalow within walking distance to towns amenities and the beach. With no upward chain!

The property comprises of Kitchen Diner, Lounge, TWO Bedrooms and Wet Room. With Rear and Front Gardens, Driveway and Garage.

### Entrance

Entered via a Upvc door with window to side and front elevation.

### Kitchen Diner

4.19m x 3.22m (13'8" x 10'7")

Dual aspect window to side and front elevation, fitted with a range of base and wall units with worktop over, stainless steel one bowl sink with drainer, cooker point, space for cooker, space for fridge freezer, space for washing machine, tiled splashbacks, radiator, power points and space for dining table. Sliding door into;

### Lounge

4.89m x 3.61m (16'0" x 11'10")

Window to front elevation, feature fireplace with surround, radiator and power points.

### Inner Hall

1.12m x 0.8m (3'8" x 2'7")

Doors to all rooms and access to loft.

### Bedroom One

4m x 2.77m (13'1" x 9'1")

Window to rear elevation, Double bedroom, fitted wardrobes, power points and radiator.

### Bedroom Two

2.67m x 2.94m (8'10" x 9'7")

Window to rear elevation, double bedroom, fitted wardrobes, power points and radiator.

### Wet Room

1.82m x 2.02m (6'0" x 6'7")

Obscure window to side elevation a wet room, pedestal wash hand basin, WC, partly tiled walls , radiator and extractor fan.

### Rear Garden

To the rear you will find a fully enclosed private low maintenance rear garden laid to concrete with gravel boarders. There is a further low maintenance garden area to the side of the property.

### Garage

with power and lighting, window to side elevation and door into garden.

### Front

The front of the property is laid to lawn with a fence to the front defining the boundary.

## Driveway

To the side there is a concrete driveway with sufficient space for several vehicles to park

## 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 north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto High St/A1104 stay on this road the property is on the left hand side after Coop opposite the sports centre.

## 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

## 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.

## 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.





When it comes to **property**  
it must be

**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

