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Church Lane, Mablethorpe



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When it comes to  
property it must be

  
lovelle





Fixed price £350,000

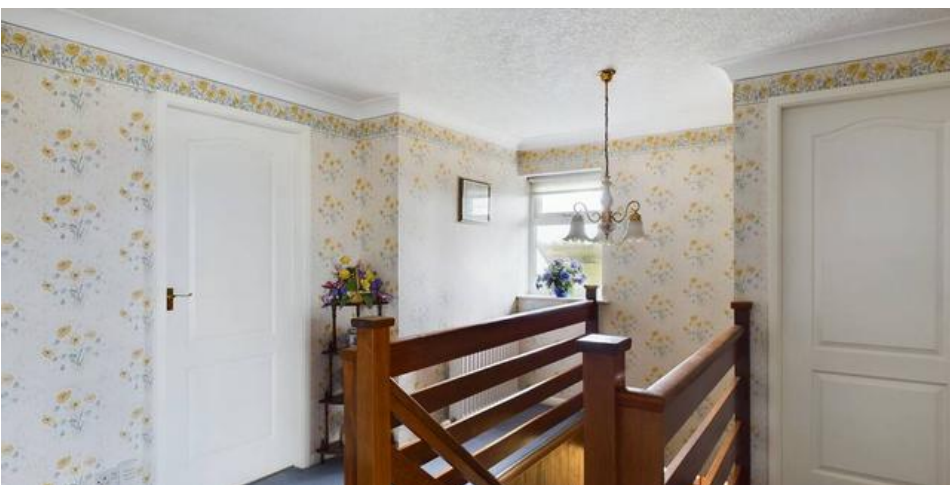


A large FOUR bed DETACHED house in a sought after location, ONE OF A KIND PROPERTY IN THE LOCATION. IDEAL FAMILY HOME, The property offers ample potential and comprises of inner porch, large open hallway, Dining Kitchen, Dining Room, Large family lounge, third reception room, downstairs W.C and utility room. Four bedrooms and family bathroom. Gardens to the front rear and side of the property. VIEWING IS MUST TO APPRECIATE THIS PROPERTY!

#### Key Features

- Detached Family Home
- Entrance hallway
- Kitchen
- Dining room
- Family Lounge
- Third reception room
- EPC rating D
- Tenure: Freehold







Lovelle are pleased to offer this large four bed detached family home to the market in a sought after location. The property takes advantage of open field views to the front and rear. The property offers ample potential and comprises of inner porch, large open hallway, Dining Kitchen, Dining Room, Large family lounge, third reception room, downstairs W.C and utility room. Four bedrooms and family bathroom. Gardens to the front rear and side of the property with open field views.

## Particulars of Sale

### Entrance Porch

Small porch with Double glazed door and window.

### Hallway

4.37m x 10.61m (14'4" x 34'10")

Large hallway with Wooden flooring, radiator and Upvc door leading to garage. Open to third reception room - open plan, heating thermostat..

### Dining Kitchen

3.29m x 3.76m (10'10" x 12'4")

Offering a range of wall and base units with single bowl sink. Space for cooker and fridge. Two double glazed windows , serving hatch and tiled flooring. Radiator.

### Third reception room

3.26m x 4.6m (10'8" x 15'1")

Open plan to hall way and serving hatch to the kitchen. Steel framed patio doors to the side elevation with access to walled patio. Double glazed window.

### Lounge

4.83m x 7.27m (15'10" x 23'11")

Folding doors into the Lounge, windows to front and side elevation, radiator.

### Utility room

2.95m x 2.4m (9'8" x 7'11")

Utility room off the kitchen, space and plumbing for dishwasher, washing machine and dryer. Sink, storage cupboards, tiled floor. Double glazed window and door leading out to the side garden area.

### Downstairs W.C

3.93m x 3.19m (12'11" x 10'6")

Low level flush W.C. Small double glazed window, walk in cupboard which houses the boiler and additional shelving.

### Dining Room

3.91m x 3.94m (12'10" x 12'11")

Laminate flooring, uPVC Patio doors, radiator.

## First floor accommodation



## Landing

3.64m x 4.2m (11'11" x 13'10")

Gallery style landing leading to all rooms, Double glazed window to front aspect. Heating thermostat.

## Master Bedroom

3.03m x 2.65m (9'11" x 8'8")

Situated to the rear aspect of the property with two double glazed windows, built in wardrobe's and jack and jill access to family bathroom. Radiator.

## Bedroom Two

3.35m x 4.01m (11'0" x 13'2")

Situated to the rear of the property, fitted wardrobes, radiator and double glazed window.

## Bedroom Three

3.34m x 3.39m (11'0" x 11'1")

Situated to the rear of the property, Fitted shower with glass doors, fully tiled. Double glazed window, radiator, built in wardrobe.

## Bedroom Four

2.52m x 2.56m (8'4" x 8'5")

situated to the front elevation of the property, radiator, fitted wardrobe. Two double glazed windows.

## Family Bathroom

2.56m x 2.58m (8'5" x 8'6")

Family bathroom with four piece suite comprising of walk in shower, bath, low level flush W.C and sink. Double glazed window, radiator, heated towel rail, and lino flooring. Cupboard housing water tank. Jack and jill door way access from hall or master bedroom.

## Separate WC

1.79m x 0.84m (5'11" x 2'10")

Comprising of WC, Loft hatch.

## Gardens

Gardens to front, side and rear aspect, long drive for ample parking of several cars. Sumer house and pond. Brick built storage house.

## Garage

Integral access into hallway, power and lighting, sink, windows to rear and side elevation.

## Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.





## Directions

From our office on Victoria Road, proceed northwards to the High Street turning left onto the High St. Continue past the Primary School on the right taking the left hand fork in the road onto Church Road. Follow this road to the end turn left onto Church Lane, the property is on the right hand side.

## 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 D. 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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2339.47 ft<sup>2</sup>  
217.34 m<sup>2</sup>

**Reduced headroom**

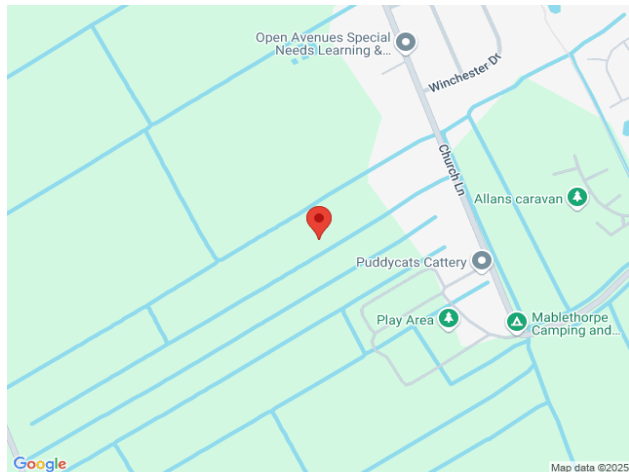
7.64 ft<sup>2</sup>  
0.71 m<sup>2</sup>

(1) Excluding balconies and terraces.

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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