

Buy. Sell. Rent. Let.



Winchester Drive, Mablethorpe



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When it comes to
property it must be


lovelle



£255,000



Lovelle are pleased to be able to offer for sale this spacious two bedrooomed detached bungalow with no upward chain in a much sought after location within walking distance to local facilities.

Key Features

- NO ONWARD CHAIN
- Detached Garage
- Two Bedrooms
- Kitchen and Dining Room
- Driveway and Garage
- Front and Rear Gardens
- EPC rating D
- Tenure: Freehold





Lovelle are pleased to be able to offer for sale this two bedroomed semi-detached bungalow with no upward chain in a much sought after location within walking distance to local facilities. The property comprises of Hall, Kitchen, Utility, Lounge, Dining Room, Conservatory, Two Bedrooms, WC and Shower Room. With Front and Rear Gardens, Driveway and Garage.

Front Porch

1.43m x 2m (4'8" x 6'7")

Entered via a Upvc door, windows to front and side elevations, Upvc door into;

Hallway

0.86m x 2.98m (2'10" x 9'10")

'L' shaped hallway, coving, textured ceiling, radiator, telephone power points and doors to all rooms.

Lounge

3.63m x 4.94m (11'11" x 16'2")

Bow window to front elevation, an electric feature fire set in hearth and surround, coving, textured ceiling, radiator, power points, tv point and telephone point.

Kitchen

3.02m x 2.7m (9'11" x 8'11")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, integrated gas hob with extractor over, built in double oven, tiled splashbacks, coving, textured ceiling, radiator and power points.

Utility Room

2m x 1.98m (6'7" x 6'6")

Fitted with a range of wall units with worktop over, space for under counter fridge, freezer and space and plumbing for washing machine, power points, coving, textured ceiling, tiled splashbacks. radiator and door leading into the conservatory. The boiler is housed in the utility room.

Dining Room

2.98m x 2.68m (9'10" x 8'10")

Sliding doors lead out into the conservatory, radiator, power points, coving and textured ceiling.

Conservatory

Windows to all elevations, polycarbonate roof, power points, sliding patio door leads out to rear garden, door to side of property and door into garage.

Bedroom One

3.01m x 4.54m (9'11" x 14'11")

Window to front elevation, double bedroom, radiator, power points, coving and textured ceiling.

Bedroom Two

2.56m x 4.53m (8'5" x 14'11")

Window to side elevation, double bedroom, radiator, power points, coving, textured ceiling and built in wardrobes.

Shower Room

1.69m x 2.29m (5'6" x 7'6")

Obscure window to rear elevation, a three piece suite comprising of large shower cubicle, built in vanity with wash hand basin and WC, fully tiled walls, extractor fan, coving, textured ceiling, radiator and built in cupboard.

WC

2.01m x 0.87m (6'7" x 2'11")

Obscure window to rear elevation, a two piece suite comprising of WC and wash hand basin, fully tiled walls, coving and textured ceiling.

Rear Garden

To the rear of the property you will find a privately enclosed rear garden with fencing to all sides to define the boundary and provide privacy. The garden is laid to lawn with a timber garden shed.

Garage

Up and over door, power and lighting, window to rear elevation and access via a door from the conservatory.

Front

To the front of the property is a well maintained front garden laid to lawn with a variety of bushes and shrubs. There is a driveway to the side providing ample parking for several vehicles.

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

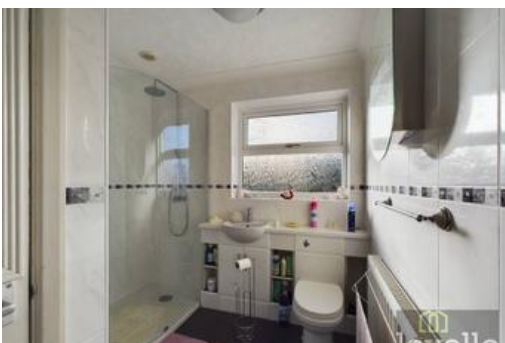
Directions

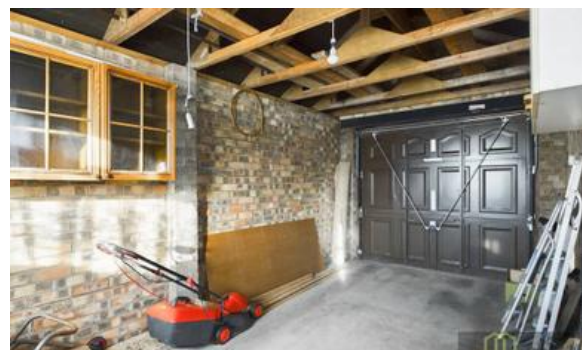
From our office Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto High St/A1104, Slight left onto Church Road, Turn left onto Cheltenham Way ,Turn left onto Winchester Drive follow the road around and the property can be found on the right hand side.

Services

The property has mains gas, 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

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.

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.

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.

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.





Floor 0 Building 1



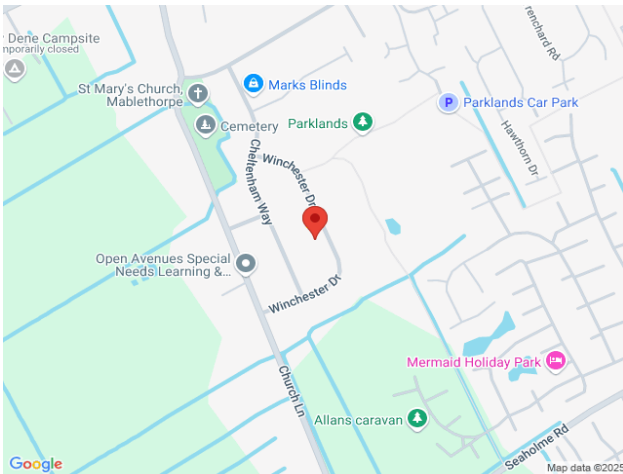
Floor 0 Building 2

Approximate total area¹⁾
1063.14 ft²
98.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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01507 478297

Mablethorpe@Lovelle.co.uk

