

Buy. Sell. Rent. Let.



Queens Park Close, Mablethorpe



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When it comes to  
property it must be

  
lovelle





£250,000



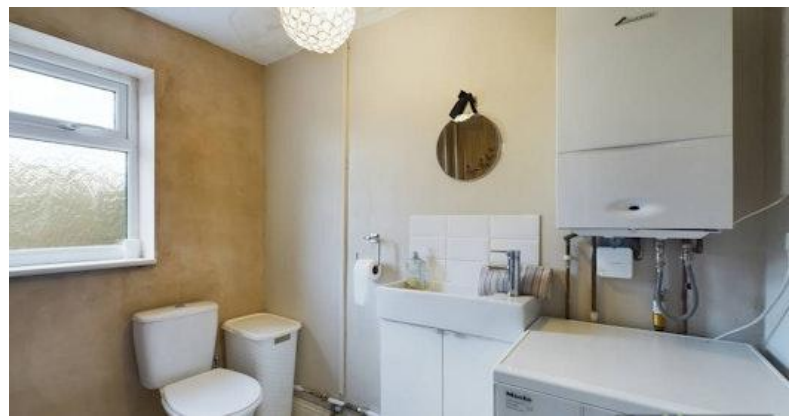
Lovelles are pleased to present this charming TWO bed DETACHED House located within a few steps to the beach with overlooking views of the boating lake, has a gated access to queens park pond. The property is currently being used as a holiday let and comes FULLY FURNISHED (OPTIONAL) . This house is situated between both the beach and lake. With NO UPWARD CHAIN!

#### Key Features

- DETACHED HOUSE
- TWO Bedrooms
- Open Plan Kitchen and Living Room
- Bathroom

- Council Tax Banding A
- Driveway
- EPC rating D
- Tenure: Freehold







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The property comprises of Entrance Hall, Cloakroom, Open Plan Kitchen/ Living Room, TWO Bedrooms and Bathroom. With Rear Garden and Driveway.

### Entrance Hall

2.42m x 3.96m (7'11" x 13'0")

Door to front entrance, telephone point, radiator , power points and stairs to first floor.

### Open Plan Kitchen / Living Area

5.3m x 5.95m (17'5" x 19'6")

Triple aspect windows, the kitchen area is fitted with a range of base and wall units with worktop over, one and half stainless steel sink unit with drainer, freestanding cooker, American style fridge freezer. A light and airy room with two radiators, tv aerial point and power points.

### Cloakroom

2.4m x 1.79m (7'11" x 5'11")

Obscure window to side elevation, WC and pedestal wash hand basin.

### Landing

0.98m x 2.98m (3'2" x 9'10")

Doors to all rooms, radiator and loft access.

### Bedroom One

4.22m x 2.9m (13'10" x 9'6")

Dual aspect windows to side and rear elevation, double bedroom, radiator, power points and built in storage cupboard.

### Dressing Room/ Cot Room

2.38m x 1.91m (7'10" x 6'4")

Window to side elevation, radiator ,power points and door leading into;

### Bedroom Two

4.54m x 2.99m (14'11" x 9'10")

Window to side elevation, double bedroom, radiator, power points and built in storage cupboard.

### Bathroom

2.38m x 1.91m (7'10" x 6'4")

Obscure window to side elevation, a four piece suite comprising of free standing claw foot bath with shower attachment over, wash hand basin, WC, shower cubicle, fully tiled walls, heated towel rail and extractor fan.

### Garden



Outside you will find a secure garden with fencing to all perimeters and timber gate leading into the property. The garden is predominantly laid to lawn with a gravelled boarder leading up to the entrance. There is a garden gate which gives direct access into the park and boating lake. To the rear of the property is further garden space further garden space which has raised flower beds and shingled surface this gives the new buyer the space to put there stamp on the property.

### Driveway

Spacious gravelled driveway to the front providing off street parking for a couple of vehicles.

### 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

Head south-east on Victoria Rd/A52 Continue to follow A52 for 0.5 miles, Turn left onto Queens Park Close, continue to follow the road and the property can be found 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. 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.

### 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.

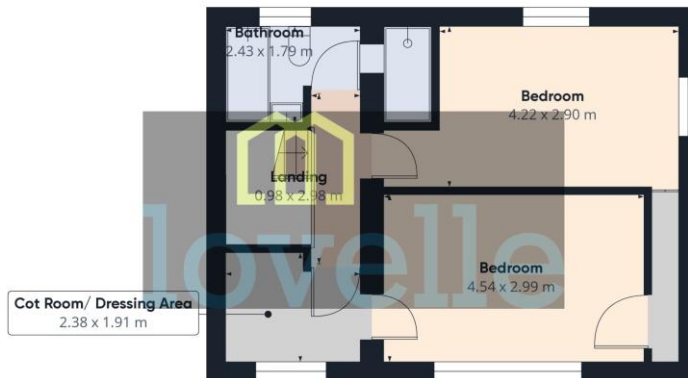
### Agents Notes

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.





Floor 0



Floor 1

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

86.97 m<sup>2</sup>

Reduced headroom

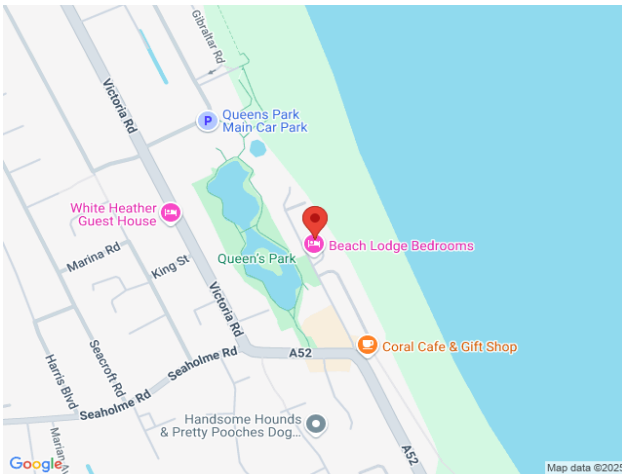
0.88 m<sup>2</sup>

(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.

GIRAFFE360



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