

Buy. Sell. Rent. Let.



Cheltenham Way, Mablethorpe



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When it comes to  
property it must be

  
lovelle





OIRO £174,950



Lovelles are pleased to bring to market this deceptively spacious semi detached bungalow located in a sought after area in Mablethorpe. The property is no upward chain!

#### Key Features

- NO UPPER CHAIN
- GARAGE AND DRIVEWAY
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- SECOND RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- EPC rating D
- Tenure: Freehold







Lovelles are pleased to bring to market this deceptively spacious semi detached bungalow located in a sought after area in Mablethorpe. The property comprises of Hall, Lounge, Kitchen, Sun Room, Two Bedrooms and Shower Room. With Front and Rear Gardens, Driveway and Garage.

### Entrance Porch

3.76m x 2.45m (12'4" x 8'0")

Entering through the rear of the property through a half glazed door, into a large reception porch, having windows to the rear elevation, half glazed door into the sun room, and further timber half glazed door into the kitchen.

### Sun Room/Bedroom Three

3.41m x 2.45m (11'2" x 8'0")

Sliding patio doors to the rear elevation onto the garden, half glazed timber door leads into the inner hall, power points and radiator.

### Kitchen

2.96m x 2.51m (9'8" x 8'2")

Window to side elevation, fitted with a range of wall and base units with worktop over, cooker point, oven with extractor hood over, one bowl stainless steel sink with drainer, space for under counter fridge /freezer, washing machine, tiled walls, radiator, power points and extractor fan.

### Lounge

5.05m x 2.96m (16'7" x 9'8")

Dual aspect windows to side and front elevation, radiator, gas fire set in surround, power points and glazed door leading into inner hall.

### Inner Hall

1.08m x 2.5m (3'6" x 8'2")

Built in floor to ceiling storage cupboard with shelves and stores the water tank, loft hatch, radiator and doors leading to all rooms

### Bedroom One

3.75m x 3.01m (12'4" x 9'11")

Window to front elevation, radiator, fitted wardrobes, ceiling light and power points.

### Bedroom Two

2.7m x 2.92m (8'11" x 9'7")

Window into the sun room, fitted wardrobes, ceiling light, radiator and power points.

### Shower Room

1.85m x 1.77m (6'1" x 5'10")

Obscure window into entrance hall, a three piece suite comprising of corner shower cubicle, WC and vanity wash hand basin, fully tiled walls, radiator and extractor fan.

### Enclosed Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is low maintenance laid to patio slab, with access to the garage via a side door.

### Detached Garage

Brick built detached garage with up and over door, window and door to the garden

### Open Front and Side Gardens

The front garden is laid to lawn with mature trees and shrubs. To the side is low maintenance area paved with a gravel boarder.

### Agents Note

This property is currently going through probate.

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.

### 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 Road/A52 towards Knowle Street, Turn left onto High Street/A1104 ,Slight left onto Church Road, Turn left onto Cheltenham Way  
The property can be found on the right hand side.

### Services

The property has mains electric, gas, 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. We understand, however, that the boiler is serviced annually .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.

### 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

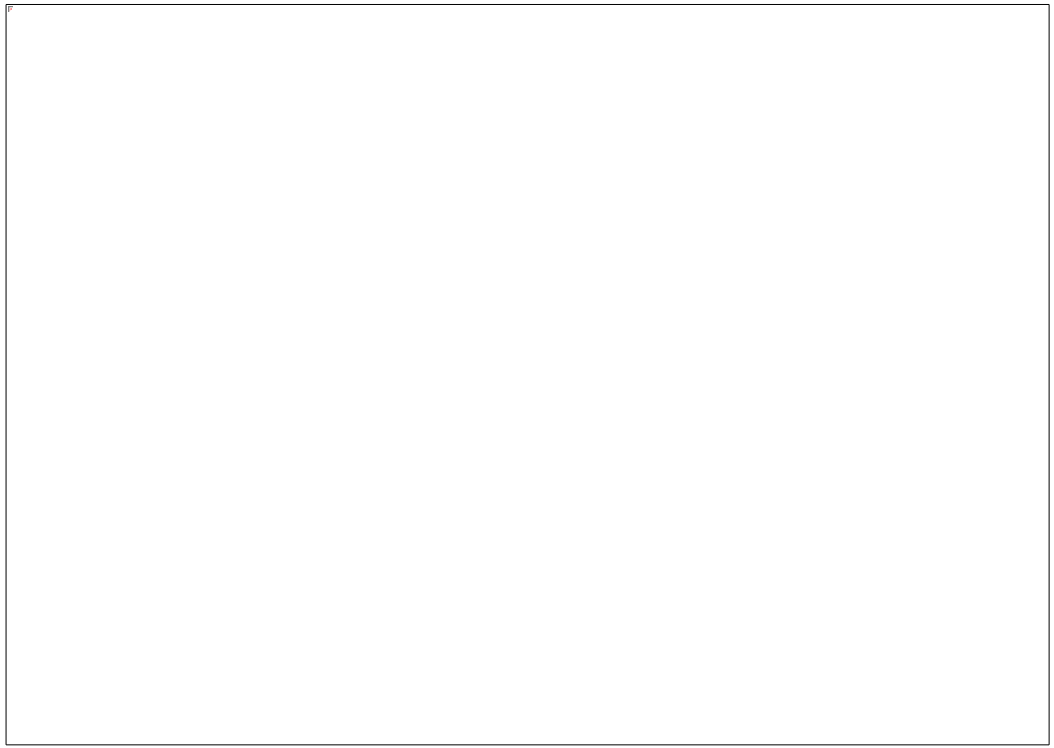
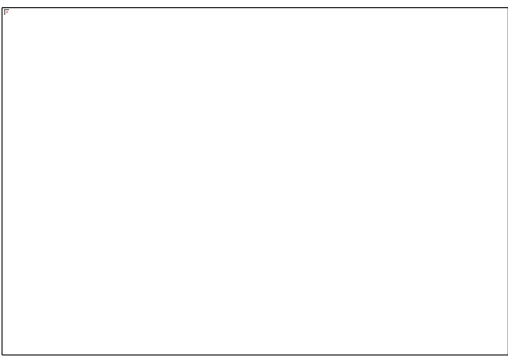
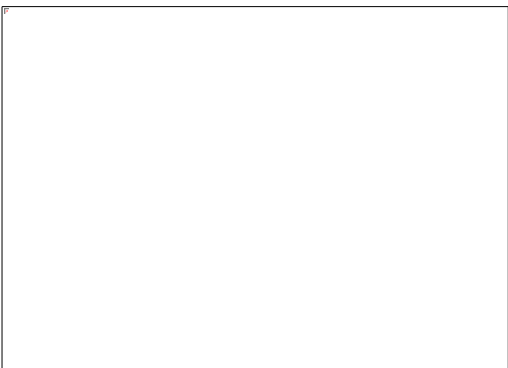
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

### Mortgage advice

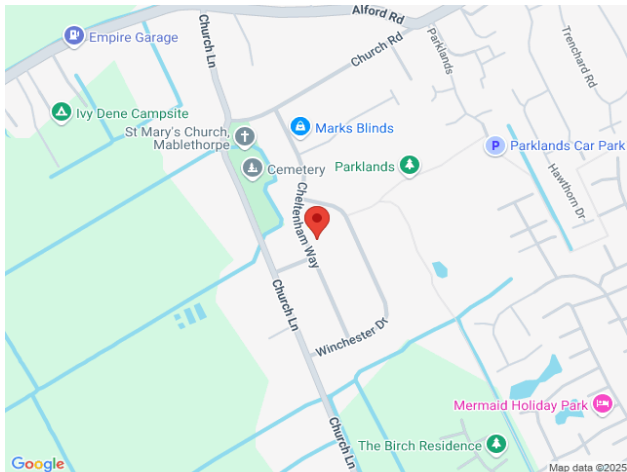
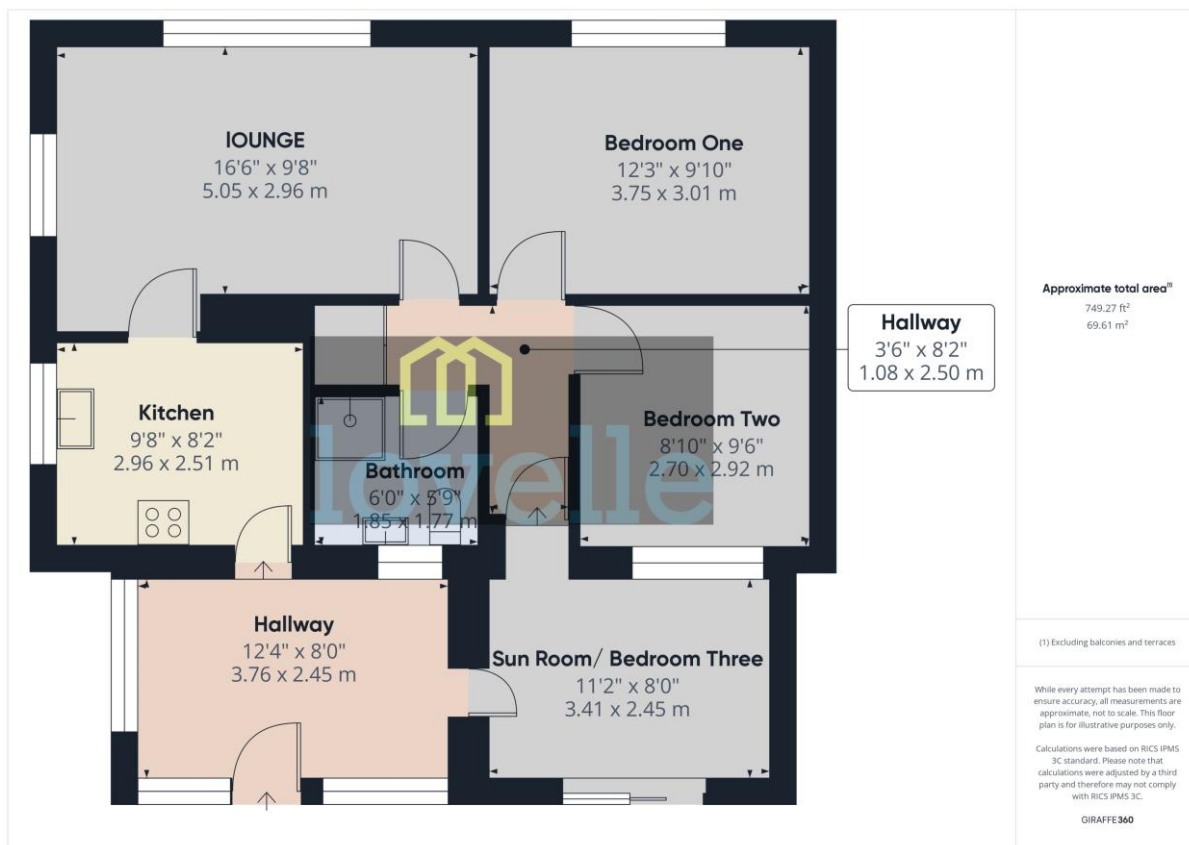
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

### 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.







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