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Alford Road , Mablethorpe



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When it comes to  
property it must be

  
lovelle





£499,999



Lovelles are pleased to bring to market this exquisite individually designed three bedroom (Two with En suite) new build detached property in Mablethorpe with rear garden, generous driveway and detached garage . This impressive property must be viewed to appreciate the size on offer.

#### Key Features

- Detached Bungalow
- Three Bedrooms TWO With En Suite
- Expansive Kitchen Diner
- Lounge
- Further Bathrooms
- Rear Garden
- EPC rating B
- Tenure: Freehold







Lovelles are pleased to bring to market this exquisite individually designed three bedroom (Two with En suite) new build detached property in Mablethorpe with rear garden, generous driveway and detached garage . This impressive property must be viewed to appreciate the size on offer. The property comprises of Entrance Hall, Kitchen Diner, Lounge, Utility, WC, Three Bedrooms Two With En Suite and Bathroom . With Rear Garden, Driveway and Detached Garage.

### Entrance Hall

4.21m x 3.54m (13'10" x 11'7")

Entered via a composite door with windows to either side, radiator, power points, staircase to first floor and doors to all rooms.

### Lounge

7.09m x 3.93m (23'4" x 12'11")

Dual aspect windows to front and side elevations, double opening 'French' doors leading out to the rear garden making it a light and airy room, two radiators and power points.

### Kitchen Diner

8.58m x 4.39m (28'1" x 14'5")

Dual aspect windows to side and rear elevation, a spacious and modern kitchen fitted with a range of base and wall units with worktop over, one bowl sink with drainer unit, built in oven, induction hob with extractor over, integrated fridge and freezer, spacious island with seating, built in dishwasher, power points and spot lights. With ample space for dining table. There is double opening 'French' doors leading out to the rear garden. A door leads into the Utility room.

### Utility Room

2.72m x 2.55m (8'11" x 8'5")

Window to rear elevation, fitted with base and wall units with worktop over, one bowl stainless steel sink unit with drainer, space and plumbing for washing machine, power points, extractor fan and radiator.

### WC

2.73m x 0.88m (9'0" x 2'11")

Obscure window to rear elevation, WC, wash hand basin, extractor fan and ladder style radiator.

### Games Room/Study / Bedroom

2.93m x 4.34m (9'7" x 14'2")

Window to front elevation, power points and radiator.

### Landing

3.33m x 5.19m (10'11" x 17'0")

Window to front elevation, radiator and doors to all rooms.

### Bedroom One

5.36m x 3.99m (17'7" x 13'1")

Dual aspect windows to front and rear elevation, spacious double bedroom, two radiators, power points and door leading into;

### En Suite

2.07m x 2.41m (6'10" x 7'11")

Obscure window to rear elevation, a three piece suite comprising of shower cubicle, built in WC, vanity wash hand basin , ladder style radiator and extractor fan.

### Bedroom Two

4.7m x 4.39m (15'5" x 14'5")

Window to rear elevation, spacious double bedroom, radiator , power points and door leading into;

### En Suite

0.88m x 2.9m (2'11" x 9'6")

Velux window, a three piece suite comprising of shower cubicle, WC, vanity hand wash, mermaid board to walls, ladder style radiator and extractor fan.

### Bedroom Three

3.53m x 4.37m (11'7" x 14'4")

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

### Family Bathroom

2.06m x 2.91m (6'10" x 9'6")

Velux window, a four piece suite comprising of bath, corner shower cubicle, vanity wash hand basin, WC, extractor fan, tiled walls, ladder style radiator and spotlights

### Rear Garden

There is a private garden to the rear with fencing to all perimeters to define the boundary and provide privacy. The garden is predomantly laid to lawn with a raised patio area.

### Driveway

A generous gravelled driveway allowing several vehicles to park.

### Detached Garage

With up and over door, window to the side and pedestrian door.

### 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, Continue to follow A1104, Turn left onto Stratford 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 connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The property is placed in Tax band E

EPC RATING B

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.



## 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.





Floor 0



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

2045.79 ft<sup>2</sup>  
190.06 m<sup>2</sup>

**Reduced headroom**

40.6 ft<sup>2</sup>  
3.77 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

01507 478297



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Mablethorpe@Lovelle.co.uk

