

Buy. Sell. Rent. Let.



Church Lane, Mablethorpe



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When it comes to  
property it must be

  
lovelle





£425,000



Lovelles proudly presents this exceptional, spacious DETACHED FAMILY HOME, with FOUR double sized bedrooms. The property sits beautifully on a generous size plot in a very sought after location in Mablethorpe. The property provides a generous

### Key Features

- Detached House
- Four Bedrooms One With En Suite
- Lounge and Dining Room
- Rear Garden
- Generous Driveway
- Attached Garage
- EPC rating C
- Tenure: Freehold







Lovelles proudly presents this exceptional, spacious DETACHED FAMILY HOME, with FOUR double sized bedrooms. The property sits beautifully on a generous size plot in a very sought after location in Mablethorpe. The property provides a generous driveway offering ample parking with a garage and a private rear garden. Early advised to see what this property has to offer!! The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, WC, Study, Four Bedrooms

### Entrance Hall

2.91m x 4.42m (9'6" x 14'6")

Entry via a UPVC door with obscure windows to either side, a spacious hall with doors to all rooms, double built in storage cupboard, radiator, telephone point, power point and staircase leading to first floor.

### Lounge

6.81m x 4.02m (22'4" x 13'2")

Bay window to front elevation, a bright and spacious room with feature brick fireplace with fire and lighting, radiator, power points, tv point and double opening 'French' doors leading out to the rear garden.

### Dining Room

4.22m x 3.3m (13'10" x 10'10")

Bay window to rear elevation, radiator and power points.

### Kitchen

3.37m x 4.24m (11'1" x 13'11")

Window to rear elevation, a spacious kitchen fitted with a range of base and wall units with lights under and inside with contrasting worktop over, one and half bowl sink unit with drainer, hob with extractor hood over, built in double oven, integrated dishwasher, integrated fridge, tiled splashbacks, island with seating, radiator, power points and spotlights. Door leading into;

### Utility

1.8m x 2.35m (5'11" x 7'8")

Door leading out to the side of the property leading to the garden, space and plumbing for washing machine, space and plumbing for dryer, space for undercounter freezer, shelving, worktop and power points. The 'Worcester' boiler is housed here.

### Study

3.09m x 3.06m (10'1" x 10'0")

Window to front elevation, spot lights, power points and radiator.

### WC

1.96m x 0.97m (6'5" x 3'2")

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

### Landing

3.92m x 3.3m (12'11" x 10'10")

Window to front elevation, radiator, built in double storage cupboard, access to loft, power points and doors to all rooms.

### Bedroom One



3.35m x 4.18m (11'0" x 13'8")

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

### En Suite

1.8m x 3.47m (5'11" x 11'5")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, his and her vanity wash hand basin, WC, part tiled walls, extractor fan and radiator.

### Bedroom Two

3.32m x 3.33m (10'11" x 10'11")

Window to rear elevation, double bedroom, radiator, built in wardrobes , spotlights and power points.

### Bedroom Three

3.04m x 3.68m (10'0" x 12'1")

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

### Bedroom Four

2.87m x 3.36m (9'5" x 11'0")

Window to front elevation, double bedroom, radiator, built in wardrobes , spotlights and power points.

### Bathroom

2.27m x 3.27m (7'5" x 10'8")

Obscure window to rear elevation, a four piece suite comprising of corner bath, shower cubicle, vanity wash hand basin, WC, radiator, extractor fan , fully tiled walls and spotlights.

### Rear Garden

To the rear you will find a fully secure and private garden with fencing to the sides to provide privacy and define the boundary. The garden is laid predominantly to lawn with a paved patio seating area. There is a variety of mature trees, shrubs and flower borders. There is a green house and timber garden shed.

### Driveway

The front of the property is block paved providing ample parking for several vehicles.

### Front

The property is low maintenance. The front of the property's boundary is defined by hedging to the front with fencing to the sides. There is a gate to the side giving access to the garden.

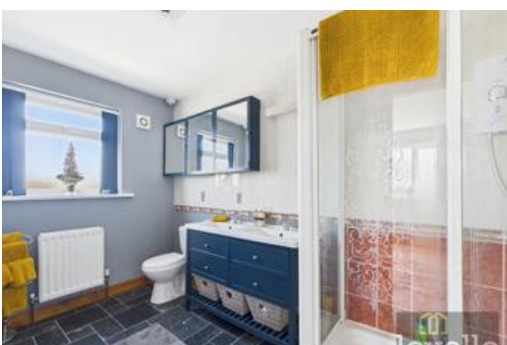
### Garage

6.98m x 3.46m (22'11" x 11'5")

With up and over door, pedestrian door to the garden, power and lighting.

### 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 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 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 Note

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



Floor 1

**Approximate total area\***

1926.75 ft<sup>2</sup>  
179 m<sup>2</sup>

**Reduced headroom**

13.38 ft<sup>2</sup>  
1.24 m<sup>2</sup>

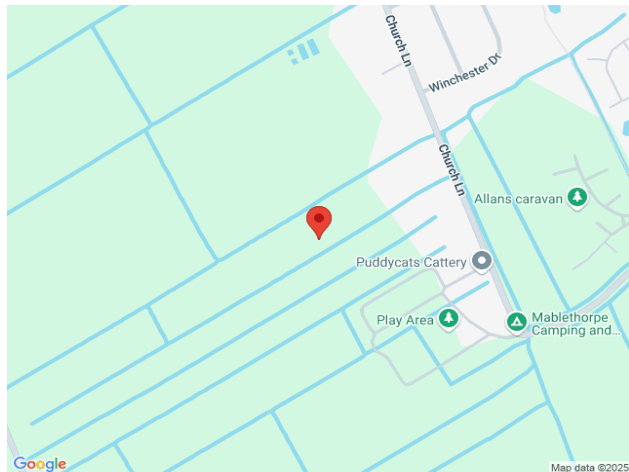
(1) Excluding balconies and terraces

**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 are based on RICS IPMS 3C standard.

GIRAFFE360



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01507 478297

Mablethorpe@Lovelle.co.uk

