

Buy. Sell. Rent. Let.



Aqua Drive , Mablethorpe



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When it comes to
property it must be


lovelle



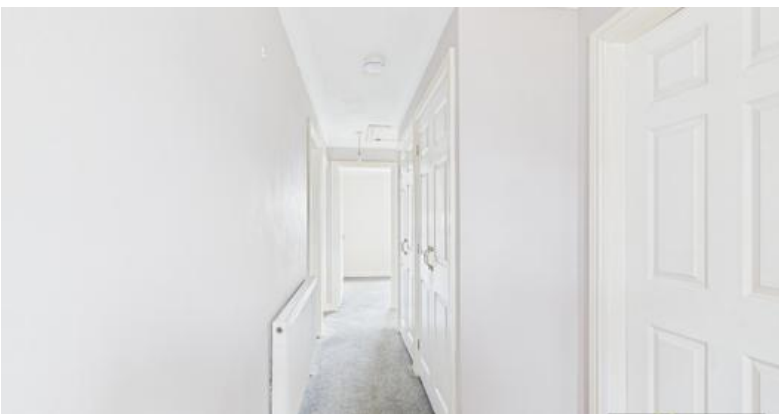
£240,000



Lovelles are pleased to bring to market this Two Double Bedroom Detached Bungalow located down a quiet residential road within walking distance of Mablethorpe town centre and beaches. The property benefits from NO ONWARD CHAIN!

Key Features

- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Kitchen and Utility Room
- Driveway and Garage
- Rear Garden
- EPC rating C
- Tenure: Freehold





Lovelles are pleased to bring to market this Two Double Bedroom Detached Bungalow located down a quiet residential road within walking distance of Mablethorpe town centre and beaches. The property benefits from NO ONWARD CHAIN! The property comprises of; Entrance Hall, Lounge, Kitchen Diner, Utility Room, Bathroom, Two Double Bedrooms and Integral Garage. With Rear and Front Garden.

Entrance Hall

4.88m x 1.52m (16'0" x 5'0")

With Upvc door to front elevation, two built in double storage cupboards, radiator and loft access.

Lounge

4.96m x 3.36m (16'4" x 11'0")

Dual aspect windows to front and side elevation, radiator, tv point and power points.

Kitchen Diner

3.69m x 3.34m (12'1" x 11'0")

Window to rear elevation, fitted with a range of wall and base cupboards with worktop over, space for freestanding cooker, one and half bowl stainless steel inset sink with drainer, space for under worktop fridge, radiator, tiled splashbacks, power points and space and plumbing for dishwasher. There is also space for a dining table.

Utility Room

2.13m x 2.81m (7'0" x 9'2")

Window and door to rear elevation leading out to the garden, worktop, space and plumbing for washing machine and door into garage.

Bedroom One

2.76m x 4.4m (9'1" x 14'5")

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

Bedroom Two

3.03m x 2.79m (9'11" x 9'2")

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

Family Bathroom

1.71m x 2.8m (5'7" x 9'2")

Obscure window to side elevation, a four piece suite comprising of a shower cubicle, panelled bath, pedestal wash hand basin and low level WC, radiator and partly tiled walls.

Garden

To the rear is a fully secure rear garden with fencing to all perimeters. The rear of the property is laid to grass and slabs with mature trees and shrubbery.

Garage

With up and over door to front elevation, power and lighting. The boiler is housed here.

Front

The front of the property offers a block paved single car driveway and is laid to gravel with pathway created to the door. There is access around both sides of the bungalow which are secured with gates.

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 up Along towards Trusthorpe at the Eagle Public house turn Right onto Seaholme Road, continue along and take the 3rd turning on your left hand side onto Aqua Drive

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 B

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.

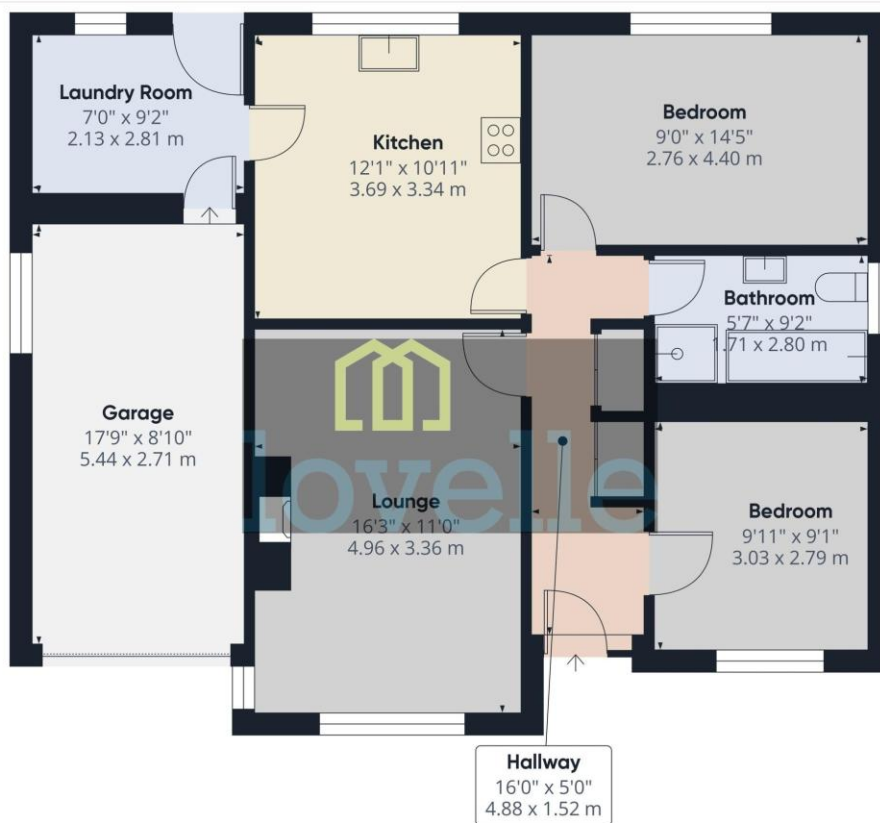
Mortgage Advice

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.





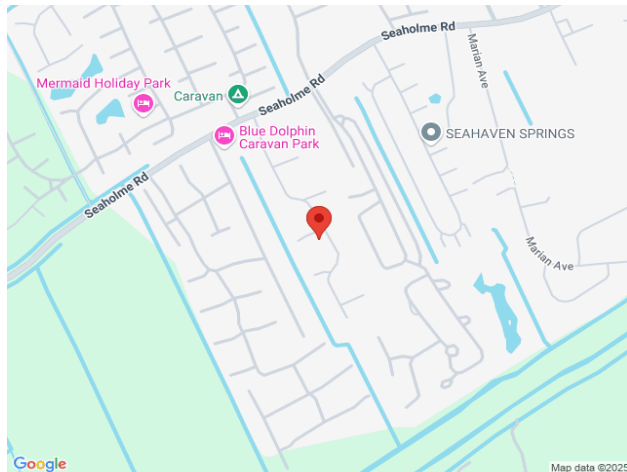
Approximate total area⁽¹⁾
892.64 ft²
82.93 m²

(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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