

Buy. Sell. Rent. Let.



Park Avenue, Mablethorpe



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When it comes to  
property it must be

  
lovelle





OIRO £249,950



Lovelles are pleased to bring to market this attractive three bed semi detached house situated in an ideal location on a quiet private road yet within walking distance for the beach and towns amenities. Early viewing is advised.

#### Key Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Rear Garden

- Close To Town and The Beach
- EPC rating D
- Tenure: Freehold







Lovelles are pleased to bring to market this attractive three bed semi detached house situated in an ideal location on a quiet private road yet within walking distance for the beach and towns amenities. Early viewing is advised. The property comprises of Hallway, Lounge, Second Reception Room, Kitchen Diner , WC, Three Bedrooms and Bathroom. With Garden to the Rear.

### Entrance Hall

1.82m x 5.77m (6'0" x 18'11")

Entered via Upvc door, radiator, power points, staircase to first floor , telephone point

### Lounge

3.77m x 4.85m (12'5" x 15'11")

Bay window to front elevation, feature fireplace, radiator, power points and tv point.

### Second Reception Room

3.76m x 3.7m (12'4" x 12'1")

Currently used as a dining room, two radiators, power points, tv points, opening into;

### Kitchen Diner

5.74m x 2.41m (18'10" x 7'11")

Window to rear elevation, Velux window, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, Fitted Electric oven and hob with extractor hood over, tiled splashbacks, power points and double opening 'French' doors lead out to the garden. Space for dining table.

### Cloakroom

0.78m x 1.6m (2'7" x 5'2")

Obscure window to side elevation, WC, pedestal wash hand basin, radiator, extractor fan and boiler is housed here.

### First Floor Landing

0.99m x 2.14m (3'2" x 7'0")

Doors to all rooms, obscure stained glass window to side elevation, access to loft area and power point.

### Bedroom One

3.62m x 3.98m (11'11" x 13'1")

Dual aspect windows to front elevation, double bedroom, power points , built in wardrobes, tv point and radiator.

### Bedroom Two

3.6m x 3.71m (11'10" x 12'2")

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

### Bedroom Three

1.95m x 2.54m (6'5" x 8'4")

Window to front elevation, power points, tv point and radiator.

### Family Bathroom

1.93m x 1.88m (6'4" x 6'2")



Obscure window to rear elevation, a three piece suite comprising of bath with shower over,, pedestal wash hand basin , WC and tiled wall .

## Rear Garden

To the rear you will find a privately enclosed rear garden with fencing to all sides to define the boundary and create privacy. The garden is low maintenance laid to gravel with an array of mature trees, subs and plants. There is an undercover seated patio area. There is a side gate giving entry to the front.

## Front

The property is situated on a private road, allowing you to park outside the property. The front of the property is fronted by a timber fence.

## 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 Head south-east on Victoria Rd/A52 towards The Boulevard, Turn left onto The Boulevard, Turn left onto Park Avenue and the property can be found on the right hand side.

## Services

The property has mains gas, 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.

The Property Is Placed In Tax Band B

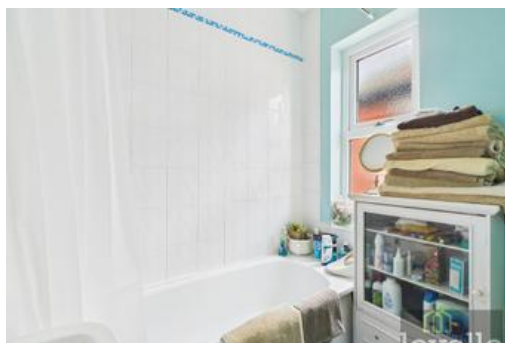
Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If 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 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.

## 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.

### 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.

### 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.





Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

1032.91 ft<sup>2</sup>  
95.96 m<sup>2</sup>

**Reduced headroom**

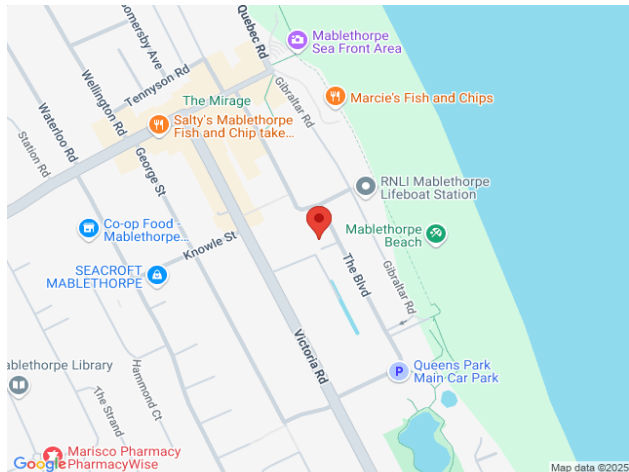
4.43 ft<sup>2</sup>  
0.41 m<sup>2</sup>

(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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