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Harris Boulevard, Mablethorpe



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When it comes to  
property it must be

  
lovelle



OIRO £165,000



Lovelles are pleased to present this TWO Bed semi detached bungalow situated in a pleasant location close to the beach and amenities. The property is in need of some modernisation and updating allowing the new purchaser to put their stamp on the property.

### Key Features

- NO CHAIN
- Semi Detached Bungalow
- TWO Bedrooms
- Driveway With Carport and Garage
- Close to the beach and town
- Rear Garden
- EPC rating C
- Tenure: Freehold







Lovelles are pleased to present this TWO Bed semi detached bungalow situated in a pleasant location close to the beach and amenities. The property comprises of Kitchen, Lounge, TWO Bedrooms and Family Bathroom. With Rear Garden , Driveway, Carport and Garage.

### Kitchen

4.09m x 1.87m (13'5" x 6'1")

Upvc door into kitchen, dual aspect windows to front and side elevation, fitted with base and wall units with worktop over, one bowl stainless steel sink unit with drainer, cooker point, radiator and power points. The boiler is housed here.

### Lounge

4.83m x 3.76m (15'10" x 12'4")

Window to front elevation, feature gas fire with surround, radiator, power points and tv point.

### Inner Hall

1.09m x 0.8m (3'7" x 2'7")

Doors to all rooms.

### Family Bathroom

1.81m x 1.87m (5'11" x 6'1")

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

### Bedroom One

4.48m x 2.77m (14'8" x 9'1")

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

### Bedroom Two

3.26m x 2.85m (10'8" x 9'5")

Window to rear elevation, radiator , built in wardrobe and power points. Door into;

### Garage

4.8m x 2.52m (15'8" x 8'4")

With power , windows to side elevation, radiator, gas fire, door leading out into the garden. The previous vendors used this as a summer room. Door into;

### Kitchen Area

2.59m x 1.78m (8'6" x 5'10")

Window to side elevation, fitted with base and wall units, gas cooker, one bowl stainless steel sink unit with drainer, power points , extractor fan and part tiled walls.

### WC

1.18m x 0.79m (3'11" x 2'7")

Obscure window to side elevation and WC.

### Rear Garden



To the rear is a fully secure rear garden with fencing to all perimeters. The garden is low maintenance laid to gravel and paved with mature trees and shrubs.

### Carport

To the side of the property there is a car port with gated entrance to the front and there is access into the garage via a door.

### Front

The front of the property is low maintenance laid to gravel with mature trees and shrubs. To the side of the property is a driveway.

### 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 south-east on Victoria Road/A52 towards The Boulevard, Turn right onto Seaholme Road, Turn right onto Seacroft Road, Turn left towards Harris Boulevard, Turn right onto Harris Boulevard and the property can be found on the right hand side.

### Services

The property has mains 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 A. 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.

### 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.



