

Buy. Sell. Rent. Let.



Victoria Road, Mablethorpe



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When it comes to
property it must be


lovelle



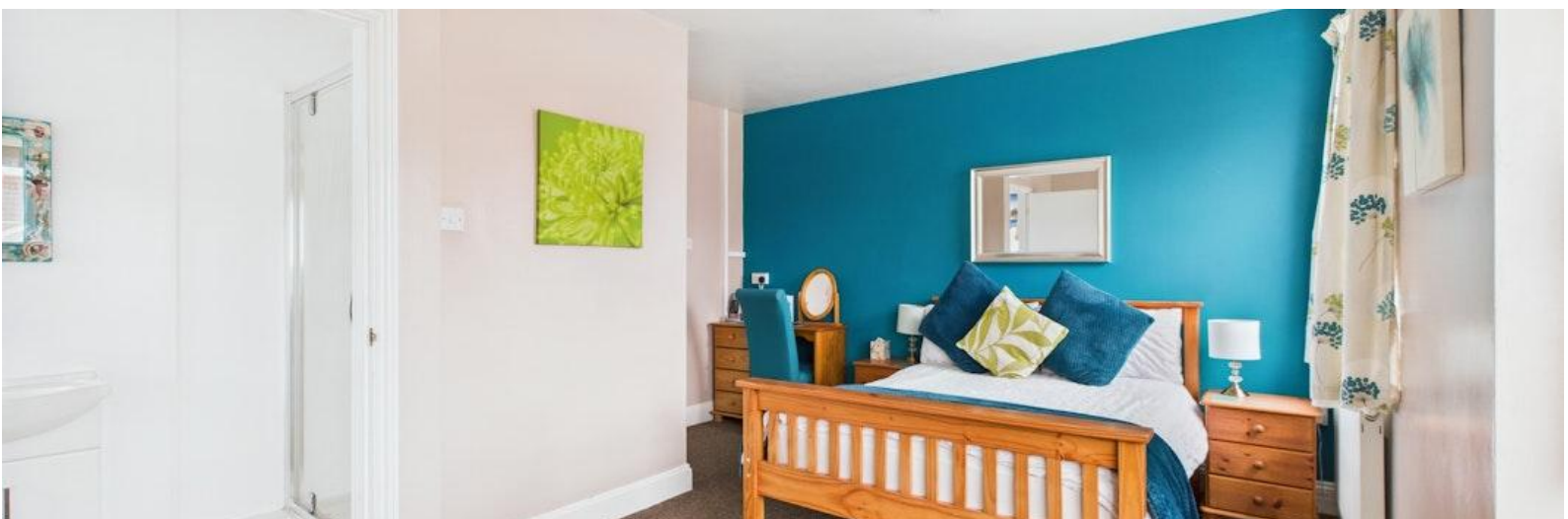
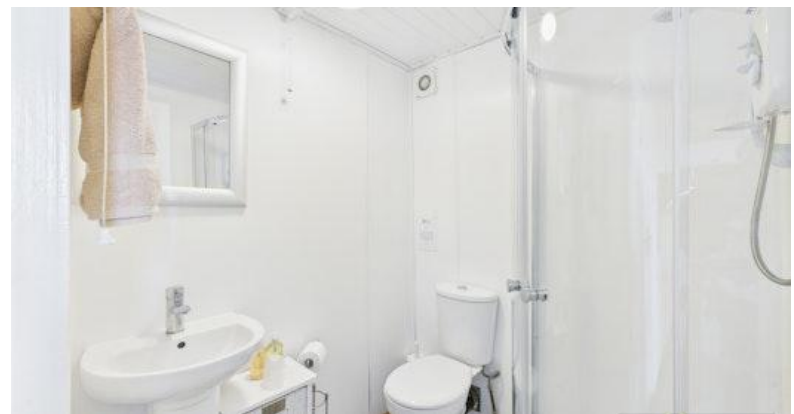
£499,950



Have you ever dreamed of owning your own business?, Now you can! Lovelle offer for sale a detached double plot house currently being run as popular year round guest house, having ample parking, mature garden, and even a separate annex. Must be viewed to appreciate the space on offer.

Key Features

- Detached House
- Separate Annex
- Great Size Garden
- Private Car Park
- Current Use Working Guest House
- All Guest Bedrooms En-Suite
- EPC rating C
- Tenure: Freehold





Have you ever dreamed of owning your own business?, Now you can! Lovelle offer for sale a detached double plot house currently being run as popular year round guest house, having ample parking, mature garden, and even a separate annex. Must be viewed to appreciate the space on offer. Based over Three floors, this property boast all rooms with en-suite facilities, guest dining room, ground floor cloakroom, catering kitchen, laundry room, owners accommodation, the list goes on.

Entrance Lobby

Entering from the side of the property via a composite door into the entrance lobby, having a carpeted floor, door leading to the WC and further door into the inner hall, ceiling light, radiator and switch for outside lighting.

Cloak Room

Being located off the inner lobby with window to the side elevation, WC and wash hand basin.

Inner Hall

Leading from the entrance lobby, through a internal fire door into the inner hall, giving access to the owners office and kitchen, dining room via an internal fire door and stairs to First floor, ceiling light radiator and high picture window to the side elevation.

Owners Office

With two Upvc windows to the side elevation, ceiling light, built in decorative arch and under stairs cupboard.

Dining Room

Being located to the front of the property, having a box bay window to the front elevation with a upvc door to the front elevation, plenty of seating with tables and chairs, guest under counter fridge, welsh style dresser, microwave, ceiling light and two radiator.

Catering Kitchen

Located off the inner hall, being a great airy space, with two windows to the side elevation, ceiling light space for table and chairs, fitted base units with work surface over, single drainer sink, plus additional hand wash only sink, door leading to the linen room and utility room, radiator, TV point and dishwasher.

Linen Room

Located off the kitchen could also be used as a walk in pantry, having a motion activated ceiling light, shelving racks for linen.

Laundry Room

Located to the rear of the kitchen, having a window and door to the side elevation, tiled floor, ceiling light, space and plumbing for washing machine, door into utility Room, radiator and further door into the owners bedroom one.

Utility Room/Ironing Room

Being accessed from the Laundry Room, space for industrial tumble drier, working area ideal for ironing with industrial ironing press, door leading into owners lounge.

Owners Ground Floor Bedroom One

Located off the lobby room, being a good size space easily fitting a double bed, with dressing area space, ceiling light, radiator and high picture window to the side elevation.

En-Suite

Being fully fitted with washable mermaid boarding, comprising of shower cubicle, WC and vanity wash hand basin and heated towel radiator.

Owners Lounge

Following on from the Utility/Ironing room the lounge has sliding patio doors allowing access to the garden area to the side elevation, high internal picture window into the utility room, T.V Aerial point doors into either bedroom or bathroom, 2 radiators and ceiling light.

Owners Bathroom

Comprising of fitted panelled bath with mains fed rain water head shower, WC and wash hand basin, tiled walls, ceiling light and radiator.

Owners Bedroom Two

With dual aspect windows to the side and rear elevation, central heating two radiators, ceiling light, T.V aerial point.

Dressing Room

Having a Upvc window to the rear elevation, ceiling light and radiator, TV point.

First Floor Landing

Accessed from the ground floor via stairs, motion activated ceiling lights, doors to all four rooms.

Bedroom Four

Known as the family room, this room is great with space for a double bed and further space for two single beds and a dressing table, window to the front elevation and box bay window to the front elevation with coffee table and chairs, built in wardrobe, TV point, door leading to the en-suite comprising shower cubicle with electric shower, vanity wash hand basin, WC, ceiling light and fan, two radiators.

Bedroom Three

Having two windows to the side elevation and rear elevation, double bedroom with built in wardrobe, dressing table with tea and coffee making facilities, TV point, door into the en-suite which comprises of shower cubicle, corner WC and wash hand basin, radiator ceiling light and fan.

Further Landing

Access through an internal fire door giving access to bedrooms, with motion activated ceiling light.

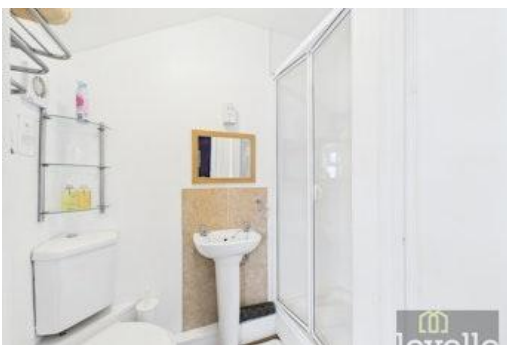
Bedroom Six

Another good size double bedroom with two windows to the side elevation, ceiling light, radiator, dressing table with tea and coffee making facilities, TV point, door into en-suite, which comprises of shower cubicle with electric shower, WC, wash hand basin and ceiling light.

Bedroom Five

Having Dual aspect window to the side elevations, good size double room, space for dressing table and chair, ceiling light, radiator door into en-suite, which comprises of shower cubicle with electric shower, WC and vanity wash hand basin, window to the side elevation and ceiling light.

Second Floor Landing





Being accessed via stairs, with motion activated ceiling light and doors to access bedrooms one & Two.

Bedroom Two

Being a single bedroom with space for dressing table and chair, single bed, window to the rear elevation, radiator and door into En-Suite shower, comprising of shower cubicle with electric shower, WC, wash hand basin, mermaid boarded walls for ease of cleaning.

Bedroom One

Good size double bedroom, with two windows to the front elevation giving a sea view on a good day, space for drawers and wardrobe, radiator, door leading to the en-suite, comprising of shower cubicle with electric shower, WC, wash hand basin, ceiling light and extractor fan, radiator.

Separate Detached Annex

Open Plan Lounge/Bedroom

Entering through a half glazed Upvc door with matching window to the front elevation, with space for double bed, two seater sofa/sofa bed and dining space, TV aerial point, door leading too kitchen or en suite, ceiling light, three radiators.

Kitchen

Having a range of fitted base units with space and plumbing for washing machine, space for 2 ring electric cooker, windows to the side elevation over looking the garden. calor gas boiler supplying water and heating, radiator, under counter fridge/freezer.

Shower Room

Comprising of shower cubicle, WC, vanity wash hand basin, vinyl flooring and mermaid board walls, radiator, ceiling light, heated towel rail and fan.

Outside Garden Space

WHAT A HIDDEN GEM!! Being a double plot size property with garden this is where you see it, having various sides to it, from the secret garden seating decked area with small pond, to the vegetable plot garden, there is a static caravan which is to the far side of the property which is used as an office and storage space, leading on from the vegetable garden is a lawned garden with mature planted trees and shrubs, leading to decked area for out door seating.

Parking Area

To the side of the property directly as you drive on is a vast parking area, ample for 12 vehicles, being walled to the front of the parking area offer private parking for guest and owners alike.

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, Tesco, 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 the office on Victoria Road, Head towards Sutton on sea and the property is located on the Right Hand side clearly located with the Guest House Name next door to Lord Bros.

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 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. 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

This property is currently being used as a working Guesthouse open all year round.

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

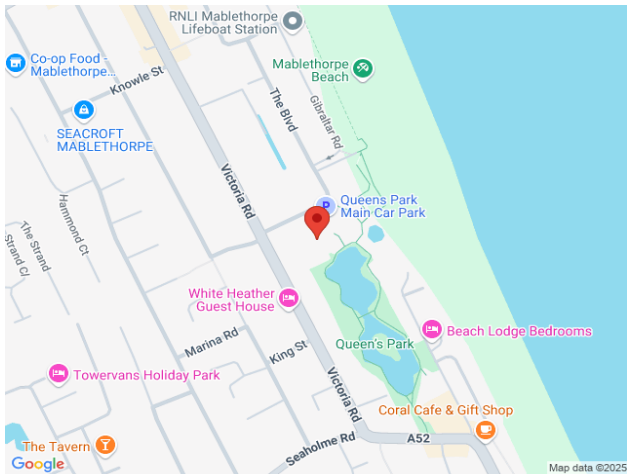
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.



 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<p>Approximate total area⁽¹⁾</p> <p>2827 ft² 262.5 m²</p> <p>Reduced headroom</p> <p>10 ft² 0.9 m²</p>
 <p>Floor 2 Building 1</p>	 <p>Floor 0 Building 2</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>



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