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Gibraltar Road, Mablethorpe



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When it comes to
property it must be


lovelle



£325,000



Lovelles are pleased to bring to market this charming four bed detached period property. The property is situated within walking distance of Mablethorpe Beach and Queens Park. The property offers versatile and spacious living accommodation with disabled wheelchair access. Viewing is advised to see what this property has to offer.

Key Features

- Detached Property
- Period Features
- Four Bedrooms
- Lounge, Dining Room and Sun Room
- Disabled Access
- Driveway and Garage
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this charming four bed detached period property. The property is situated within walking distance of Mablethorpe Beach and Queens Park. The property offers versatile and spacious living accommodation with disabled wheelchair access. Viewing is advised to see the space this property has to offer. The property comprises of Hallway, Lounge, Kitchen, Dining Room, Sun Room, Wet Room, Four Bedrooms, Bathroom and A Loft Room. With Rear Garden, Driveway and Garage.

Side Door

A path with gate leads to a Upvc door gaining entry to the property.

Hallway

Staircase to first floor and access to all rooms.

Lounge

Light and airy room, two windows to front elevation, three feature stained glass windows, solid wood fire surround with inset living flame gas fire, picture rail, two radiators, tv point and power points.

Dining Room

Window to side elevation, two radiators, access into the kitchen, power points. Double opening 'French' doors lead into the sun room.

Kitchen

Dual aspect windows to side elevation, fitted with a range of base and wall units with worktop over and breakfast bar, alcove which provides space for a range cooker with tiled splashbacks, stainless steel sink unit with drainer, space and plumbing for washing machine, storage cupboard, power points and radiator. Door leading out to the driveway and garage.

Sun Room

Window to rear elevation overlooking the rear garden, consumer unit, radiator and power points. Access out to the garden via a Upvc door with ramp access to accommodate wheelchair users. Door into the wet room;

Wet Room

Obscure window to side elevation, comprising of wet room style with electric wall mounted shower, pedestal wash hand basin, WC, non slip floor covering, fully tiled walls, heated towel rail and extractor fan.

Landing

Access to all rooms and stairs leading to the loft room.

Bedroom One

Bow window to front elevation, radiator and power points.

Bedroom Two

Window to rear elevation, feature fireplace, radiator and power points.

Bedroom Three

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

Bedroom Four/ Office

Feature corner window to front elevation, radiator and power points. The boiler is housed here which supply's heating and hot water.

Bathroom

Obscure window to side elevation, a three piece suite comprising of 'P' shaped bath with shower over and glass screen, WC, vanity wash hand basin, heated towel rail and fully tiled walls.

Loft Room

Dual aspect windows to front and rear elevation, with power and lighting.

Rear Garden

To the rear you will find a private enclosed rear garden with fencing to all sides. The rear garden is low maintenance paved with a slate chipping boarder and an array of flowers, mature trees and shrubs. There is an outside tap, lights and a power point. There is a gate which leads to a private path which is shared with the immediate neighbours and provides access onto the Boulevard road.

Garage

To the side of the property is a detached garage, with power and lighting and a door giving access to the garden.

Driveway

To the front of the property there is parking . There is a pathway which leads to the entrance of the property via timber 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 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.

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.

Directions

Head north-west on Victoria Rd/A52 towards Knowle Street, Turn right onto High Street, Turn right onto Gibraltar Road. The property will be on the right hand side identified by our For Sale board.

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.

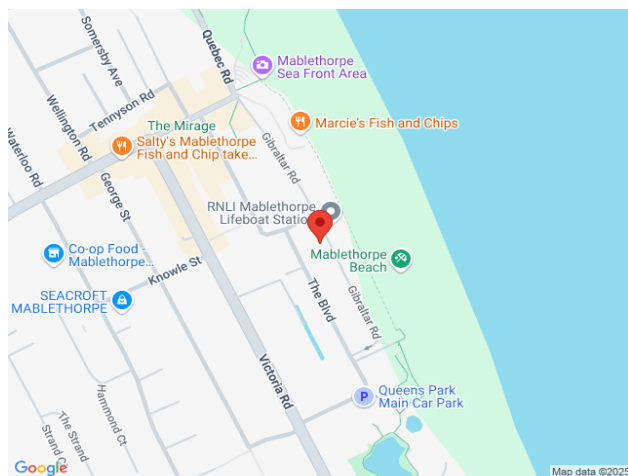
EPC

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.





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01507 478297

Mablethorpe@Lovelle.co.uk

