

Buy. Sell. Rent. Let.



Church Road, Mablethorpe



2



1



2

When it comes to
property it must be


lovelle



OIRO £220,000



Lovelles are pleased to bring to market this TWO Bed DETACHED Bungalow situated in a popular residential location close to St Marys Church in Mablethorpe with NO UPWARD CHAIN!

Key Features

- Detached Bungalow
- Garden to Front
- NO UPPER CHAIN
- Council Tax Band C
- Two Bedrooms
- Kitchen Diner
- EPC rating D
- Tenure: Freehold



Lovelles are pleased to bring to market this TWO Bed DETACHED Bungalow situated in a popular residential location close to St Marys Church in Mablethorpe with NO UPWARD CHAIN! The property comprises of Entrance Porch, Entrance Hall, Lounge, Kitchen, Conservatory, TWO bedrooms and Shower room. With Front and Rear Gardens, Driveway and Garage.

Entrance Porch

0.75m x 1.45m (2'6" x 4'10")

Upvc door and window, ceiling light and Upvc door into inner hall.

Entrance Hall

4.05m x 1.47m (13'4" x 4'10")

Half Upvc door and window with decorative flowers , radiator, power points, loft access and built in cupboard.

Lounge

3.61m x 4.83m (11'10" x 15'10")

Double aspect windows to front and side elevation, feature fireplace with gas fire, two radiators, tv aerial, telephone point, two wall lights and power points.

Breakfast Kitchen

3.3m x 3.63m (10'10" x 11'11")

Window to rear and side elevation, fitted with a range of base and wall units with worktop over, cooker point, freestanding cooker, plumbing for washing machine, one and half bowl sink with drainer, tiled splashback, coving and textured ceiling. Door leading out to;

Rear Conservatory

3.01m x 2.92m (9'11" x 9'7")

Dwarf brick built conservatory in a hexagon shape, windows to all elevations, power points, radiators and 'French' doors leading out onto the garden.

Bedroom One

3m x 3.82m (9'10" x 12'6")

Window to front elevation, radiator, power points, fitted wardrobe and built in cupboard containing gas boiler.

Bedroom Two

3.31m x 3m (10'11" x 9'10")

Window to rear elevation, ceiling light, power points and radiator.

Shower Room

1.96m x 2.24m (6'5" x 7'4")

Obscure window to side elevation, three piece suite comprising of a corner shower cubicle with electric shower, wash hand basin, WC, fully tiled walls and radiator.

Rear Garden

To the rear of the property you will find a privately enclosed rear garden with fencing to perimeters. The garden is laid to lawn with flower borders, mature trees and shrubs with a patio area.

Detached Garage and Driveway

Single detached garage with up and over door, power and lighting and personal side door. There is a paved and gravelled driveway allowing several vehicles to park.

Front Garden

The front of the property is laid to lawn with flower borders, mature trees and shrubs. The property has fencing and hedging defining the boundary with gated access to the front.

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 on Victoria Road, proceed northwards to the High Street turning left onto the High St. Continue past the Primary School on the right taking the left hand fork in the road onto Church Road - the property lies on the left hand side and identified by our 'For Sale' board.

Services

The property has mains electric, gas, 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 C We understand, however, that the boiler is serviced annually .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.

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.

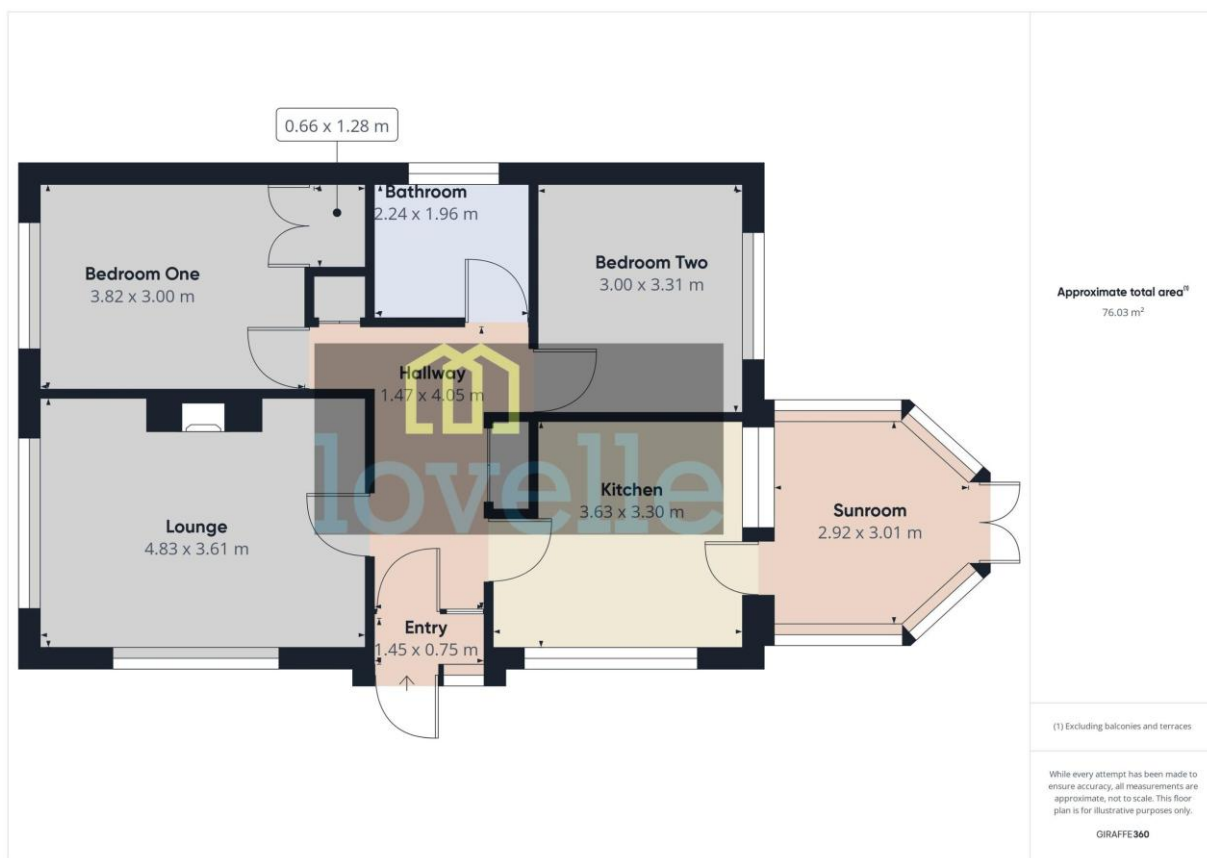
Energy Performance Certificate

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.





When it comes to **property**
it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

