

Buy. Sell. Rent. Let.



George Street, Mablethorpe



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When it comes to
property it must be


lovelle



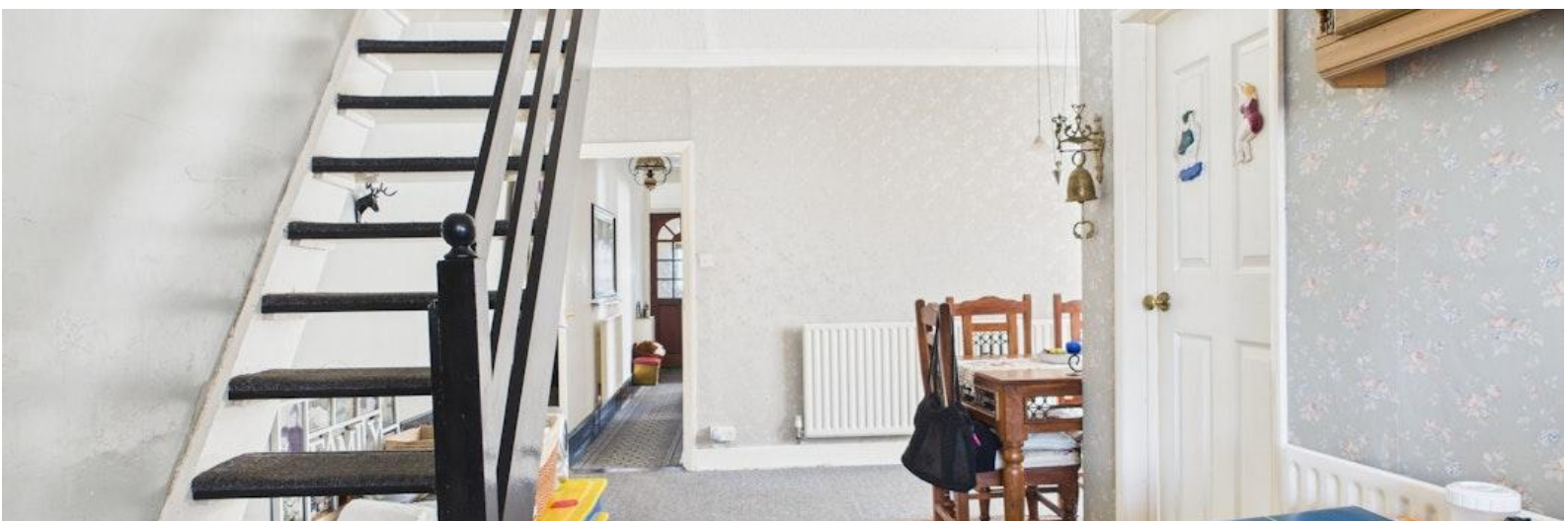
£185,000



Lovelles are pleased to bring to market this deceptively spacious two bed semi detached dormer bungalow. The property is situated within walking distance to the beach and towns amenities.

Key Features

- Semi detached bungalow
- Two Bedrooms
- Kitchen Diner
- Lounge
- Driveway
- Rear Garden
- EPC rating
- Tenure: Freehold





Lovelles are pleased to bring to market this deceptively spacious two bed semi detached dormer bungalow. The property is situated within walking distance to the beach and towns amenities. The property comprises of Lounge, Kitchen, Dining Area, Two Bedrooms and Shower Room. With Rear Garden and Driveway.

Porch

1m x 0.75m (3'4" x 2'6")

Wooden door which leads into entrance hall.

Entrance Hall

0.93m x 5.37m (3'1" x 17'7")

Wooden door, radiator, access to all rooms and power point.

Lounge

3.55m x 4.1m (11'7" x 13'6")

Dual aspect windows to front and side elevation, textured ceiling, two radiators, coving, fire, tv ariel and power points.

Bedroom One

3.55m x 2.73m (11'7" x 9'0")

Window to side elevation, double bedroom, built in cupboards, radiator, tv point and power points.

Open Plan Dining room/ Kitchen

4.59m x 7.65m (15'1" x 25'1")

Window to side elevation, coving, textured ceiling, radiator, power points and stairs to first floor.

Kitchen Area

Windows to rear elevation, stable door leading to rear garden, one bowl sink unit with drainer, wall and base units with worktop over, tiled walls, cooker point, space and plumbing for washing machine and power points.

Bathroom

2.05m x 2.02m (6'8" x 6'7")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, wash hand basin, WC, coving, extractor fan, radiator and tiling to walls.

Landing

2.15m x 2.17m (7'1" x 7'1")

Velux window to side elevation, radiator, door to second bedroom and built in cupboard.

Bedroom Two

2.16m x 4.78m (7'1" x 15'8")

Velux window, double bedroom and power points.

Rear Garden

To the rear you will find a low maintenance rear garden laid to paving. There is a timber garden shed. You can access the front via a gate to the side of the property. There is fencing to all sides to define the boundaries of the property.

Front

Low maintenance for ease, iron wrought gates defining the boundary with path leading to entrance.

Drive

Concrete driveway to the side allowing a couple of vehicles to park with gated access to rear garden.

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 Head south-east on Victoria Rd/A52 towards The Boulevard, Turn right onto King Street, Turn left onto George Street. The property can be found on the right hand side.

Services

The property has mains electric, 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 A

EPC RATING

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 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.

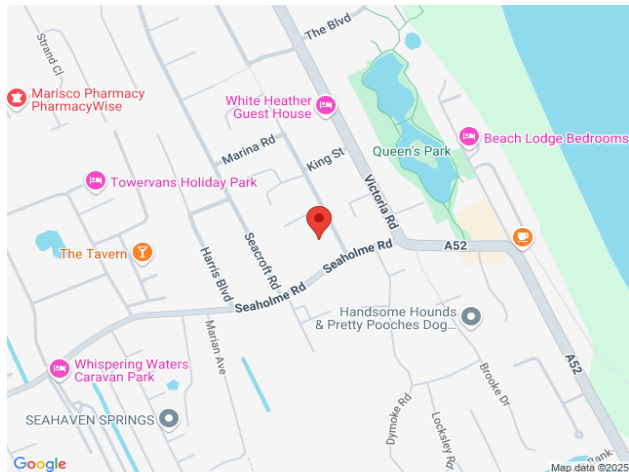
EPC

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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