

Buy. Sell. Rent. Let.



George Street, Mablethorpe



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When it comes to
property it must be


lovelle



£205,000



We offer this spacious THREE BED DETACHED house with NO UPWARD CHAIN situated in the heart of Mablethorpe within walking distance to the town centre and amenities, and within walking distance to our Golden beaches. The house is in need of some updating, however what better way to add your own style to your new home. VIEWING HIGHLY RECOMMENDED.

Key Features

- Detached House
- No Onward Chain
- Three Bedrooms
- Rear Garden

- Garage and Driveway
- EPC rating D
- Tenure: Freehold





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The property comprises of Hall, Lounge, Kitchen Diner, Sun Lounge, Conservatory, WC/ Utility, Three Bedrooms and Family Bathroom. With Garden to the Rear , Driveway and Garage.

Entrance Hall

4.63m x 1.81m (15'2" x 5'11")

Entry via a double glazed door, staircase leading to first floor, understairs storage cupboard, radiator and access to rooms.

Lounge

7.33m x 3.94m (24'0" x 12'11")

Bay window to front elevation, window to side elevation, sliding patio doors leading out to the conservatory, a spacious lounge with two radiators, tv point and power points.

Kitchen Diner

5.31m x 2.12m (17'5" x 7'0")

Obscure window to side elevation , a spacious 'L' shaped kitchen fitted with a range of base and wall units with worktop over, one and half bowl sink unit with drainer, tiled splashbacks, space for fridge freezer, gas cooker point, two radiators, power points and open access into the sun lounge.

Sun Lounge

3.01m x 2.33m (9'11" x 7'7")

Windows to all elevations overlooking the rear garden and a door leading out.

Conservatory

2.43m x 3.8m (8'0" x 12'6")

Windows to rear and side elevation, door out into the rear garden , polycarbonate roof , radiator and door into;

WC/ Utiliy

2.79m x 1.18m (9'2" x 3'11")

Fitted with a work surface and cupboards, WC, a stainless steel sink, Space and plumbing for an automatic washing machine, there is a wall mounted gas boiler and tiled walls.

Landing

2.07m x 1.42m (6'10" x 4'8")

Access to all rooms, window to side elevation and access to the loft.

Bedroom One

4.55m x 2.9m (14'11" x 9'6")

A walk in bay window to front elevation, double bedroom, fitted sliding wardrobes with rails and shelving , power points and radiator.

Bedroom Two

3.6m x 3.49m (11'10" x 11'6")

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

Bedroom Three

2.4m x 2.32m (7'11" x 7'7")

Window to front elevation, radiator and power point.

Family Bathroom

2.58m x 2.26m (8'6" x 7'5")

Obscure window to rear and side elevation, a four piece suite comprising of bath with shower over and folding glass screen , pedestal wash hand basin, bidet and WC, partly tiled walls, radiator and built in cupboard.

Rear Garden

To the rear you will find a privately enclosed rear garden with fencing and hedging to all sides. The garden is predominantly laid to lawn with a patio seating area. There are two timber garden sheds. You can access the front via a side gate.

Front

The front of the property is low maintenance block paved with a low brick wall defining the boundary and open access to the driveway.

Garage

With an up and over door, power and lighting.

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 north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto Knowle Street, Turn left onto George Street and follow the road down the property can be found on the left 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 C. EPC RATING D.



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

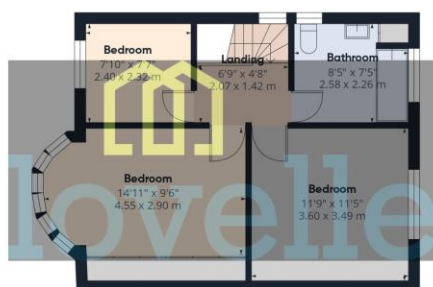
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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



Floor 0



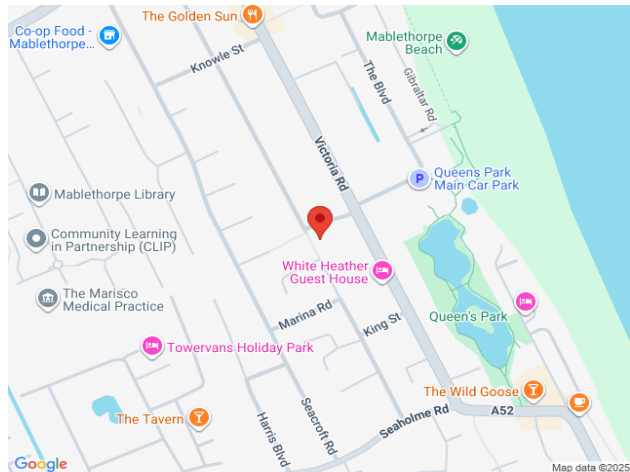
Floor 2

Approximate total area⁽¹⁾
1262 ft²
117.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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