

Buy. Sell. Rent. Let.



Harlequin Drive, Mablethorpe



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When it comes to
property it must be


lovelle



Guide price **£110,000**

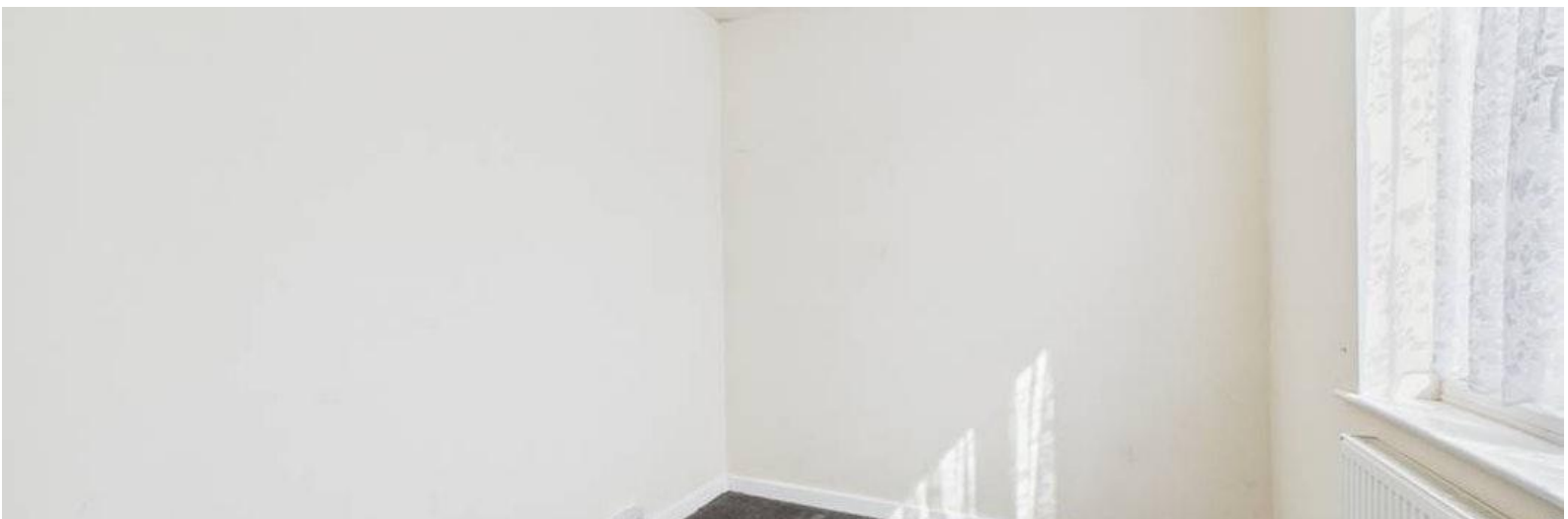


Being Sold via Secure Sale online bidding. Terms & Conditions apply.

****Starting Bid £110,000**** BEING SOLD BY VERY MOTIVATED VENDORS, If you are looking for a quiet location then this is the property for you!. Located on a private road, set within walking distance of the beach, walking distance from the town centre, offering NO UPPER Chain and priced to sell.

Key Features

- NO UPPER CHAIN
- Quite Location
- Conservatory
- Utility Room
- Bathroom
- Good Size Driveway
- EPC rating D
- Tenure: Freehold





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BEING SOLD BY VERY MOTIVATED VENDORS, Lovelle are pleased to offer for sale a lovely bungalow set on a private road, minutes away from the golden sandy beach in Mablethorpe, short walking distance from the Town centre and all local amenities. The property was fully rewired in 2021 and has up to date gas servicing(Certs available). Offering AMPLE driveway parking with space for cars, vans, motor home even a touring caravan. The bungalow has an entrance porch, lounge, TWO bedrooms, dining room, kitchen, rear utility room and family bathroom. Not to be missed book your viewing now.

Entrance Porch

Being brick built, with Upvc windows to either side elevation, half glazed Upvc door to the front elevation, leading into the Lounge.

Lounge

3.2m x 4.01m (10'6" x 13'2")

Having a Full glazed Upvc door from the porch to the lounge, with Upvc window to the front elevation, central heating radiator, TV aerial point, plenty of electric sockets, doors leading to bedrooms, and into the dining room, high wall mounted electric fuse board.

Bedroom One

2.78m x 4.01m (9'1" x 13'2")

Having window to rear elevation into the utility, double bedroom, radiator, power points and built in wardrobe space.

Bedroom Two

2.35m x 2.78m (7'8" x 9'1")

Having window to front elevation, radiator and power points.

Dining Area

1.95m x 2.8m (6'5" x 9'2")

having a Upvc window looking into the kitchen, with half glazed Upvc door to the rear into the kitchen, built in storage cupboard, ceiling light and smoke detector.

Kitchen

2.65m x 2.9m (8'8" x 9'6")

Having a Upvc window to the rear elevation, a range of base mounted units with complimentary "butcher block" work surface over, single drainer sink with mixer tap over, ceiling light, space for freestanding cooker, tiled splash backs, ceiling light and door into utility room.

Rear Utility Room/Sunroom

2.64m x 2.02m (8'8" x 6'7")

Offering a light and airy space with Upvc window to the rear elevation, full glazed obscured Upvc door to the rear elevation, door leading to the bathroom, central heating radiator, outlet for tumble drier, wall mounted storage cupboard, space for fridge freezer or under counter fridge and freezer, washing machine.

Family Bathroom

2.67m x 1.72m (8'10" x 5'7")

Leading from the utility room, with Upvc window to the rear elevation, storage cupboard housing wall mounted gas boiler, WC, pedestal wash hand basin, panelled bath with mixer tap and shower function, tiled splash back, ceiling light.

Rear Garden Area

To the rear you will find a fully secure and private garden with fencing to all sides. The garden is low maintenance paved and gravelled. There are two timber sheds.

Front Garden

The front of the property is low maintenance laid to gravel and paved. There is timber picket fence leading to the front porch.

Private Driveway

To the side of the property is a good sized driveway allowing a couple of vehicles to park.

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.

Direction

From our office in Victoria Road turn left and follow the road to the end, turn right at The Eagle and continue down Seaholme Road past the school and past the shop on the left hand side. Take your second left and Harlequin Drive is a private road the property will be found on the right hand side.

Services

The property has mains gas central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. 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.

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.

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.

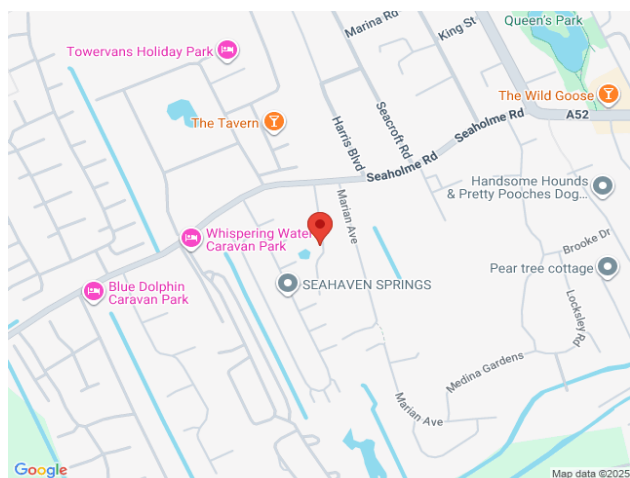
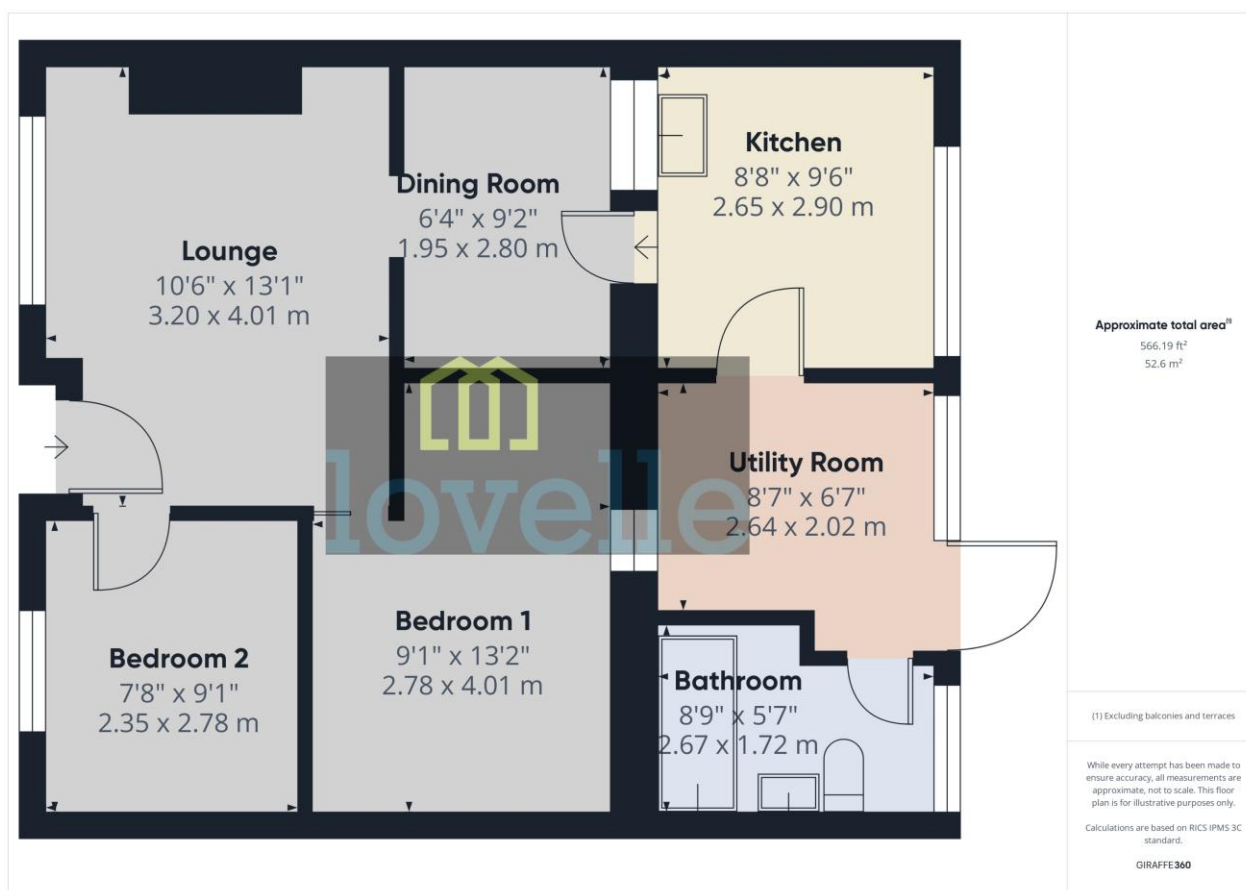
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Auctioneers Additional Comments

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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