

Buy. Sell. Rent. Let.



Harris Boulevard, Mablethorpe



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When it comes to
property it must be


lovelle



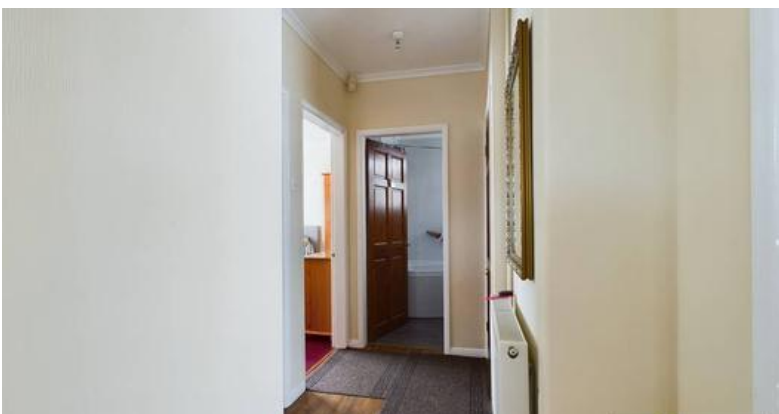
Offers in excess of £175,000



Lovelles are pleased to present this TWO Bed semi detached bungalow situated in a pleasant location close to the beach and amenities.

Key Features

- Sought After Location
- Semi Detached Bungalow
- Enclosed Rear Garden
- Gas Central Heating
- Rear Sunroom
- Driveway and Garage
- EPC rating C
- Tenure: Freehold





Lovelles are pleased to present this TWO Bed semi detached bungalow situated in a pleasant location close to the beach and amenities. The property comprises of Inner Hall, Lounge, Kitchen , Sun Room, TWO Bedrooms and Family Bathroom. With Rear Garden , Parking to the front and Garage.

Entrance Porch

1.06m x 1.41m (3'6" x 4'7")

Upvc door to the front with windows to all aspects, door into;

Inner Hall

3.56m x 1.37m (11'8" x 4'6")

With coving to the ceiling, radiator and two built in cupboards.

Lounge

4.06m x 3.19m (13'4" x 10'6")

Window to front elevation, radiator, coving to the ceiling , ceiling fan and light and access into the sunroom and kitchen.

Rear Sunroom

2.7m x 4.67m (8'11" x 15'4")

Windows to rear elevation and door leading out onto the rear garden, ceiling light, built in cupboards with worktop over.

Kitchen

4.07m x 2.27m (13'5" x 7'5")

Window to front elevation, fitted with a range of base and wall units with worktop over, gas cooker with hood over, stainless steel sink with drainer, space for washing machine , radiator and spot lights.

Bedroom One

3m x 3.01m (9'10" x 9'11")

Window to side elevation, coving to ceiling, radiator.

Bedroom Two

2.55m x 3.02m (8'5" x 9'11")

Window to front elevation, coving to ceiling, radiator.

Family Bathroom

2m x 1.72m (6'7" x 5'7")

Obscure window to side elevation, a three piece suite comprising of corner bath with shower over, low level WC, sink with vanity unit, mermaid board to the walls.

Rear Garden

Low maintenance private paved rear garden with grass area to the side with mature hedges, shrubs and planted borders and a raised decked area. There is gated access to the front of the property and door giving access to the garage.

Detached Garage

With power and lighting.

Front

To the front of the property is low maintenance laid to gravel with a path leading to the entrance porch. To the side is a driveway allowing several vehicles to park.

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.

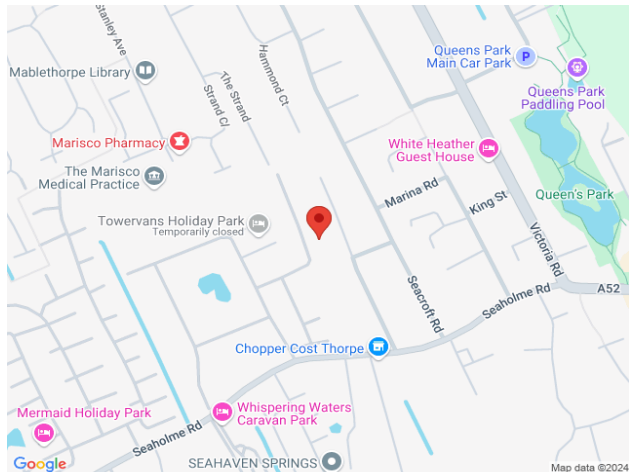
Directions

From our office on Victoria Road .Head south-east on Victoria Road/A52 towards The Boulevard, Turn right onto Seaholme Road,

Turn right onto Seacroft Road, Turn left towards Harris Boulevard, Turn right onto Harris Boulevard and the property can be found on the left hand side

Services

The property has mains 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 C 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.



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